1st

Karen Johnson Davidson County
Batch# 723139 DEEDWARRSP
09/24/2021 09:21:30 AM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20210924-0128388

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
FFN2T, LLC PO Box 150204 Nashville, TN 37215	FFN2T, LLC PO Box 150204 Nashville, TN 37215	Parcel No 082-09-0-133.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **G2T, LLC**, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FFN2T, LLC**, a Delaware limited liability company ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is unimproved property commonly known as 1401 2nd Ave N., Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of September, 2021 and effective as of the 15th day of September, 2021.

GRANTOR:

G2T, LLC,
a Tennessee limited liability company

By:_____
Name: Michael A. Hartley
Title: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of G2T, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal this 15th day of September, 2021.

_____
Notary Public

My Commission Expires:

January 3, 2022

WILLIAM H. NEAL III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,250,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 15th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: January 3, 2022

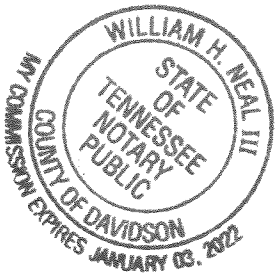


EXHIBIT "A"

Description of the Land

All of Lot No. 79 and South 5 feet of Lot No. 78, in the Subdivision of McGavock City Park Lots, of record in Book 57, Page 101, Register's Office for said County, being all of Parcel No. 133, Davidson County Property Map No. 82-9, more particularly described as follows;

Beginning at a point at the Southwest corner of Second Avenue North and Taylor Street; thence with the Northerly margin of Taylor Street S 59 deg. 48'05" W 137.50 feet to a point in the East margin of an alley; thence in a Northerly direction along the East margin of said alley N 30 deg. 24 ' 47" W 55.00 feet to a point; thence leaving said alley and running in an Easterly direction and parallel with Taylor Street, N 59 deg. 48'05" E 137.50 feet to a point in the Westerly margin of Second Ave North; thence in a Southerly direction with the Westerly margin of Second Ave. North, S 30 deg. 24'47" E 55.00 feet to the point of beginning, containing 7,562.5 square feet or 0.17 acres, more or less.

Being a portion of the same property conveyed to G2T, LLC, a Tennessee limited liability company, by General Warranty Deed from Southern Holdings, Inc., a Tennessee corporation, dated December 21, 2016, and recorded at Instrument No. 20161222-0134855, in the Register's Office of Davidson County, Tennessee.

Property Address: 1401 2nd Ave. North, Nashville, Tennessee 37208

Tax ID: 082-09-0-133.00

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Matters as set forth on Plan of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9|16|21 (date of document).

Affiant Signature

9|16|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

