WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $530,000.00. Affiant Subscribed and sworn to before me on December 10th, 2021. NOTARY PUBLIC My Commission Expires: 12/16/2024
File #2021-764	

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 777413 DEEDWARR
12/21/2021 01:32:41 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20211221-0168579

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hallson Holdings, LLC 925 11th Ave. North Nashville, TN 37208	New owner	091-02-4B-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **COOPER SQUARE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **HALLSON HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 5612 Live Work, as shown on Exhibit B.1, B.2 and B.3 to the Declaration of Covenants, Conditions and Restrictions of 5612 Live Work, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151229-0130774, amended as Instrument No. 20160719-0074184 and Instrument No. 20171017-0106338, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to COOPER SQUARE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP, by deed from WEST NASHVILLE LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171207-0125146, dated December 5, 2017, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of

record as may affect the premises.

This is Improved property known as 1602 57th Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on December 16, 2021.

Grantor:

Cooper Square Development, a Tennessee General Partnership

By: _____
Seth Gilbert, Individual

By: HD Properties, a Tennessee General Partnership

By: _____ By: _____
Matthew Davidson, Partner Seth Hudson, Partner

STATE OF Tennessee
COUNTY OF Putnam

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Davidson, Partner and Seth Hudson, Partner of HD Properties, a Tennessee General Partnership, and Seth Gilbert, Individual on behalf of Cooper Square Development, a Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that they hold the positions set forth and that they being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership as Partner and Partner of HD Properties, and Individual of Cooper Square Development, and that the foregoing instrument is the voluntary act and deed of the General Partnership.

Witness my hand, at office, this 16 day of December, 2021.

_____
Notary Public

My Commission expires: 03/01/2025

APRIL HAYES
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY