Karen Johnson Davidson County
Batch# 781940 DEEDWARRSP
12/30/2021 01:24:45 PM 4 pgs
Fees: $23.00 Taxes: $18,411.20
20211230-0171968

This Instrument Prepared By:
Attorneys Title Company, Inc.
Andrew T. Wood, Esq.
2927 Berry Hill Drive
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $4,976,000.00

Affiant

Subscribed and sworn to before me this 29th day of December, 2021.

Notary Public

My commission expires: 7/22/2025

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
522 4th Ave S, LLC 317 Bass Rd. Chattanooga, TN 37421	New Owner	093-14-0-029-00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GREEN LEGACY III PARTNERSHIP**, a Tennessee general partnership ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **522 4TH AVE S, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, described as follows:

All of that certain real estate described in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**"), together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

Being part of the same property conveyed to Green Legacy III Partnership, a Tennessee general partnership, by Quitclaim Deed dated April 21, 2016, from Mary Ann Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris, as to an undivided 39.286% interest (11/28); Ellen Green Tipton, an individual, as to an undivided 14.286% interest (4/28); and Roberta Green Wheeler, Trustee of the Mary Regan Green GST Trust FBO Roberta Wheeler as to an undivided 46.428% interest (13/28) of record in Instrument No. 20160603-0055923, Register's Office for Davidson County, Tennessee.

The above-referenced land is improved property known as **609 9th Ave. S., Nashville, TN 37203.**

TO HAVE AND TO HOLD the said Property together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Property Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject however to the matters set forth on **Exhibit B** attached hereto and incorporated by reference.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed as of this 29th day of December, 2021.

GRANTOR:

Green Legacy III Partnership,
a Tennessee general partnership

Mary Green Harris, Trustee

Mary Green Harris, Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Green Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Mary Regan Green GST Trust FBO Mary Green Harris, a General Partner of Green Legacy III Partnership, the within named bargainor, and who further acknowledged that she, as such Trustee of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said Partnership.

WITNESS my hand and office, this 29th day of December, 2021.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
to Special Warranty Deed

Legal Description

Part 1:

LAND in Davidson County, Tennessee, being the north part of Lot No. 22 on the Plan of Bass First Addition, as of record in Book 21, page 114, said Register's Office, described according to a survey prepared by Barge, Waggoner & Sumner, Engineers, dated September 30, 1969, as follows:

Said lot fronts 30 feet on the west side of 9th Avenue South, as to be widened and extends back between parallel lines, 140 feet to an alley.

Part 2:

LAND in Davidson County, Tennessee, being Lot Nos. 20 and 21, and 6 off the south side of Lot No. 19 in the Bass First Addition, a plan of which is of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee. Said property is further described as follows:

Said lots and part of said lot front together 96 ½ feet on the west side of Conner Street and run back, between parallel lines, 150 feet to a fifteen-foot alley.

EXHIBIT B
to Special Warranty Deed

Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 21, Page 114, in the Register's Office for Davidson County, Tennessee.

3. Terms and Provisions of Metro Ordinance No. 098-1188 filed for record in Book 10965, Page 404, Ordinance No. BL2002-1063 of record in Instrument No. 20020715-0084598, and Amendment No. 1 to Ordinance No. BL2013-337 of record in Instrument No. 20130903-0092714, Ordinance No. BL2009-436 of record in Instrument No. 20130903-0092715, and Ordinance No. BL2014-699 of record in Instrument No. 20140410-0030060, said Register's Office.

4. Terms and provisions of Arts Center Redevelopment Plan containing Restictive Covenants running with the Land of the Metropolitan Development and Housing Agency with Supplemental Requirements, by Metropolitan Development and Housing Agency, of record in Book 11625, Page 252, said Register's Office.

5. Exception to Easement of record in Book 4291, Page 353, said Register's Office.

6. Rights of others in and to the alley (closed street/roadway) contiguous to the land.

7. Rights of tenant as tenant only pursuant to that certain Lease Agreement, dated as of March 14, 2019, by and between Green Legacy III Partnership, a Tennessee general partnership, and Golden 3 Hospitality, LLC, a Tennessee limited liability company.

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Kevin David Crow, Reg. No. 1979, Crowe-Wheeler Associates, on December 13, 2021, designated File No. 21-457ALTA.DWG.