WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00.

Grantor

Subscribed and sworn to me on April 8, 2022.

NOTARY PUBLIC
My Commission Expires: 5/5/25

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05. 2025

Karen Johnson Davidson County
Batch# 838166 DEEDWARR
04/11/2022 04:00:46 PM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20220411-0041899

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY, Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35689

RETURN TO:

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
HVH Ventures, LLC 121 1st Avenue, South, Ste 200 Franklin, TN 37064	SAME AS NEW OWNER	174 09 0B 030.00 CO 174 09 0B 031.00 CO 174 09 0B 032.00 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, Green Trails, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto HVH Ventures, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots 30, 31, and 32 on the plan of Kingsport Phase 1, of record in Instrument No. 20171117-0118044, and corrected in Instrument No. 20171205-0123987, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Green Trails, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Regent Land, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140819-0075078, Register's Office of Davidson County, Tennessee, dated August 15, 2014, and recorded on August 19, 2014.

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

1. 2022 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Kingsport Phase 1, as recorded in Instrument No. 20171117-0118044, and corrected in Instrument No. 20171205-0123987.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0119160 and supplemented in Instrument No. 20211012-0136698.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150323-0024588.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181105-0109460.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9539, Page 616.

7. Easement for Public Utility and Drainage Easement, recorded in Instrument No. 20210120-0008746.
8. Terms and conditions of the Inspection and Maintenance Agreement for Private Stormwater Maintenance Facilities between Dial Properties, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Instrument No. 20080130-0009570.
9. Articles of Organization for Green Trails, LLC, of record in Instrument No. 20100730-0059902.
10. Charter of Kingsport Estates Homeowners' Association, Inc., of record in Instrument No. 20171120-0119159.
11. Greenbelt application of record in Book 8940, Page 78.

This property is also known as improved property located at 873, 869, & 865 Preston Road, Nashville, TN 37013.

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 representatives, 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 our hands on April 8, 2022.

GREEN TRAILS, LLC, a Tennessee limited liability company

By: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this 8th day of April 2022.

_____
NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

My Commission Expires: 5/5/25