SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00. *Affiant* Subscribed and sworn to me on June 21, 2022. NOTARY PUBLIC My commission expires:

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

Karen Johnson Davidson County
Batch# 879094 **DEEDWARRSP**
06/27/2022 03:52:41 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20220627-0073791

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35684

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
HVH Shelby Green, LLC a Tennessee limited liability company 121 First Avenue, South Suite 200 Franklin, TN 37064	HVH Shelby Green, LLC a Tennessee limited liability company 121 First Avenue, South Suite 200 Franklin, TN 37064	083110076.00; 083070300.0-083-11-0-209.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eastland Ventures, LLC, a Tennessee limited liability company, **"GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto HVH Shelby Glen, LLC, a Tennessee limited liability company, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1 of Shelby Green, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee along with all related Private Elements, Common Elements, and Limited Common Elements, and described in a Declaration of Covenants, Conditions and Restrictions for Shelby Green, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220621-0070174, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Shelby Green, a Horizontal Property Regime with Private Elements, contained in said Declaration as well as the Site Plan and Bylaws filed as Exhibit "B" and Exhibit "C", respectively, to said Declaration are incorporated by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units, Private Elements, Common Elements, and Limited Common Elements.

Being a portion of the same property conveyed to Eastland Ventures, LLC, a Tennessee Limited Liability Company, by deed from Southern Exchange and Acquisitions, Inc. , as trustee for Main Street Land Trust, of record in Instrument No. 20210621-0083026, dated June 18, 2021, said Register's Office.

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

1. 2022 Davidson County taxes which have been paid by the Grantor and prorated by the parties, or prorated by the parties and assumed by the Grantee;
2. Matters shown on the Plan of record in Plat Book 1130, page 34, said Register's Office.
3. Sanitary Sewer Easement of record in Book 3569, page 424, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, page 747, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, page 751, said Register's Office.
6. Easement by Court Order of record in Instrument No. 20120228-0017172, said Register's Office.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20201216-0148650, said Register's Office.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20201216-0148650, said Register's Office.
9. Declaration of Covenants, Conditions, and Restrictions for Shelby Green, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220621-0070174, said Register's Office.
10. Charter of Shelby Green Homeowners' Association, of record in Instrument No. 20220420-0045907, Register's Office for Davidson County, Tennessee.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as improved property located at 2208 Eastland Avenue, Nashville, TN 37206.

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, it's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, it's heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 June 21, 2022.

Eastland Ventures, LLC,
a Tennessee limited liability company

By: _____
Gary Lynn Ealey,
as Authorized Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 21, 2022, before me personally appeared Gary Lynn Ealey, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Eastland Ventures, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as the Authorized Member of the limited liability company, 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 the Authorized Member, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal on June ~~21,~~ 22 2022.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

