SPECIAL WARRANTY DEEDR. MEANS

Karen Johnson Davidson County
Batch# 938423 DEEDWARRSP
11/07/2022 10:00:05 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20221107-0119423

DM-GS-22-155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2024 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Transmission		
(NAME) **113 Needles Crt**	(NAME) **Same**	**09316028200**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREEN STREET INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE TRANSMISSION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot "B" on the Plan of Subdivision of the Homestead Block of the Hermitage Addition of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee, and part of a closed alley (Council Bill 64-358) being bounded on the North by Green Street, on the East by Ronnie L. Beddingfield, on the South by Interstate 40 and on the West by T.B. Mart, et al, described according to a survey by Campbell McRea Surveying. (John Hood RLS #1838) dated 02/25/99, as follows:

Beginning at an iron rod (old) in the Southerly margin of Green Street (60' ROW), said rod being located North 84 degrees 15 minutes 29 seconds West 59.58 feet from an iron rod (old) at the Northeast corner of the Ronnie L. Beddingfield land (Book 9632, Page 75, said Register's Office); thence leaving said Southerly margin of Green Street with said Beddingfield South 05 degrees 39 minutes 26 seconds West 146.77 feet to an iron rod (old) in the Northerly right of way of Interstate 40; thence with said Interstate 40 ROW North 53 degrees 31 minutes 46 seconds West 69.73 feet to an iron rod (new), being a corner to the T.B. Martin Sr. et al land (Book 7355, Page 991, said Register's Office); thence leaving said Interstate 40 ROW with said Martin North 00 degrees 57 minutes 47 seconds East 111.33 feet to an iron rod (new) in the Southerly margin of said Green Street; thence with said Southerly margin of Green Street, South 84 degrees 24 minutes 50 seconds East 69.00 feet to the point of beginning, containing 0.19 acres, more or less.

Being the same property conveyed to Green Street Investors, LLC, by Warranty Deed from Willcam Properties, LLC, of record in Instrument No. 20151221-0127677, in the Register's Office for Davidson County, Tennessee, dated December 18, 2015, and recorded on December 21, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- ~~Pay~~ County of Davidson taxes for the year 2022 in the base amount of $3,058.76, for Tax Identification No. 09316028200, now due and becoming delinquent on March 1, 2023.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOMESTEAD BLOCK OF THE HERMITAGE ADDITION, as recorded in Plat Book 57, Page 76 .
- Easements retained by the Metropolitan Government in Ordinance No. 64-358.
- Lack of direct access to I-40, a controlled access highway.
- Rights or claims of tenants under unrecorded leases.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **155 Green Street, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under 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 my/our hand(s) this the 3rd DAY OF NOVEMBER, 2022.

Green Street Investors, LLC

BY: _____
James Buchanan
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BUCHANAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of GREEN STREET INVESTORS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212