Karen Johnson Davidson County
Batch# 1004166 DEEDWARRSP
05/17/2023 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20230517-0036750

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
File No. 34853-1

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Street Properties, LLC 216 Seaboard Lane, Suite B Franklin, TN 37067	New Owner	11803006000

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Green Legacy III Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Street Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bransford Industrial Park, of record in Plat Book 4675, Page 72, Register's Office for Davidson County, Tennessee (the "Real Estate").
>
> 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 f/b/o 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 f/b/o 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.
>
> This is improved property commonly known as 2532 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said Real Estate 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 Real Estate; 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 A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that Grantor will warrant and forever defend title to the Real Estate against the lawful claims, other than claims arising out of matters set forth on Exhibit A, of all persons claiming by, through or under Grantor, but not further or otherwise.

Signatures appear on the following page

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11 day of May, 2023.

Green Legacy III Partnership, a Tennessee general partnership

By: Mary Green Harris, Director
Name: Mary Green Harris
Its: Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Green Harris, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Director of Green Legacy III Partnership, a Tennessee general partnership, the within-named bargainor, and that she as such Director being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership, by herself as Director.

WITNESS my hand, at office, this 11 day of May, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 14 day of May, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel: 11803006000. Current year taxes are assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 4675, Page 72, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 3880, page 85, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance for Sanitary Sewer, of record in Book 4503, page 948, Register's Office for Davidson County, Tennessee.

5. Any and all matters which would be disclosed by a current ALTA/NSPS Land Title Survey of the property.

I, John Cook, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 16, 2023.

John Cook
Date: 5/16/, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5/16, 2023.

Notary Public
My commission expires: ~~November~~ 3, 2025

My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY