| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>FTEC File No. 23982<br><br>**Record & Return To:** BOX 10-A<br><br>**RETURN TO:**<br>PREMIER ESCROW, LLC<br>~~4001 HILLSBORO ROAD, STE 300~~<br>NASHVILLE, TN 37215 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $365,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 15th day of April, 2005.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| G & M Partners<br>9028 Mayfield Court<br>Brentwood, TN 37027 | SAME | Map No.129.12-0<br>Parcel No. 113.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheekwood Botanical Gardens and Museum of Art, a Tennessee nonprofit corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **G & M Partners, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Cheek Road, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 15th day of April, 2005.

Davidson County DEEDWARR
Recvd: 04/19/05 13:07 2 pgs
Fees:13.00 Taxes:1350.50
20050419-0043466

Cheekwood Botanical Gardens and Museum of Art,
a Tennessee nonprofit corporation

BY: _____
Stephen Blackmon, Treasurer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephen Blackmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer (or other officer authorized to execute the instrument) of Cheekwood Botanical Gardens and Museum of Art, a Tennessee Nonprofit Corporation, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of April, 2005.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 19, 2008

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cheekwood Estates, as of record in Plat Book 2663, page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Cheekwood Botanical Gardens and Museum of Art, a Tennessee Nonprofit Corporation by deed dated, April _____, 2005, from Cheekwood Property Holdings, LLC, a Tennessee limited liability company of record as Instrument No. 20050419-0043465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been assumed by the Grantee and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2663, page 103, Register's Office for Davidson County, Tennessee.
3. Metro Codes Letter recorded in Book 6418, page 222, Register's Office for Davidson County, Tennessee.