WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF ~~MARCH~~ APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/17/06 12:48 2 pgs
Fees:13.00 Taxes:888.00
20060417-0043279

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEL Investments, G.P.	New Owner	
(NAME) 6605 Wedgewood Ave.	(NAME) Same	Map 129-12
(ADDRESS) Nashville, TN 37203	(ADDRESS)	Parcel 118.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **DOROTHY L. WATTS (ALSO KNOWN AS DOROTHY LEE WATTS)**, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **GEL INVESTMENTS, G.P.**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cheekwood Estates, as of record in Book 2663, Page 103, Register's office for said County.

Said Lot No. 17 fronts 124 feet on the easterly side of Highway 100, and extends back between parallel lines, 325 feet, to a dead line.

Being the same property conveyed to James C. Watts and wife, Dorothy L. Watts by deed from E.C. Payne and wife, Maylene N. Payne, dated June 8, 1966, of record in Book 4024, Page 993, Register's Office for Davidson County, Tennessee. The said James C. Watts died February 6, 1998 with all interest vesting in Dorothy L. Watts by reason of their tenancy by the entirety.

This conveyance is subject to (a) 2006 property taxes which are the responsibility of the Grantee herein; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record in Book 2663, Page 103, said Register's Office; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6605 Highway 100, Nashville, TN 37205

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 assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, 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.

In witness whereof, Kristen Ashley Brewer as attorney-in-fact for Dorothy L. Watts, also known as Dorothy Lee Watts, pursuant to Durable Power of Attorney recorded simultaneously herewith in Instrument No. 20060417 - 0043278, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Dorothy L. Watts, this 3RD day of ~~March~~ APRIL, 2006.

DOROTHY L. WATTS

Kristen Ashley Brewer

BY: Kristen Ashley Brewer, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF KNOX

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Kristen Ashley Brewer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy L. Watts, and who acknowledged that she executed the same as the free act and deed of Dorothy L. Watts.

Witness my hand and official seal at Knoxville, Tennessee on this 3RD day of ~~March~~ APRIL, 2006.

Commission expires:

Brenda S. Lane

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
DICKSON COUNTY, TENN.
STATE OF TENNESSEE
Exp. 5/23/06