RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Douglass	Home Loan Center, Inc. dba Lending Tree Loans	Map 131-12-O-H
(NAME)	(NAME)	
1106B Biltmore Drive, Unit A	163 Technology Drive	Parcel 1.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEW INVESTMENTS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS DOUGLASS AND WIFE, SHELBY DOUGLASS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit A of Biltmore II Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore II Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061222-0158544, as amended in Instrument #20070831-0105024, 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 Biltmore II Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158544 as amended in Instrument #20070831-0105024, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to GEW Investments, G.P., a Tennessee general partnership by deed dated May 31, 2006 from Kenneth M. Harris and Francis S. Harris, Trustees of the Harris Family Trust, of record as Instrument No. 20060605-0065828, Register's Office for Davidson County, Tennessee. Previously, said property was conveyed to Kenneth M. Harris and Francis S. Harris, Trustees of the Harris Family Trust by deed recorded January 20, 2000 of record in Instrument #200001020-0104214, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 103, said Register's Office; (c) easement of record in Book 999, page 523, said Register's Office; and (d) restrictive covenants of record in Instrument #20061222-0158544 said Register's Office.

Davidson County DEEDWARR
Recvd: 09/06/07 12:13 2 pgs
Fees:13.00 Taxes:1953.60

20070906-0107044

unimproved ☐

This is improved ☒ property, known as 1106B Biltmore Drive, Unit A, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my hand this 31st day of August, 2007.

GEW Investments, G.P.

By: _____
Jeff Gaw, Partner

By: _____
Ken Woodard, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeff Gaw and Ken Woodard, with whom I am personally acquainted, and who, upon oath, acknowledged that he is the partner of GEW Investments, G.P., the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2007.

Commission expires:



_____
Notary Public