# WARRANTY DEED

Notary Seal Present, could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 11/19/07 11:33 2 pgs
Fees:13.00 Taxes:2068.30

20071119-0135126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/26/2008

(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 |
|---|---|---|
| Elbert O. Garner | NEW OWNERS | Map 131-12 |
| (NAME) | (NAME) | |
| 1114-B Biltmore Drive | | Part of Parcel 38 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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 **ELBERT O. GARNER AND WIFE, BRENDA H. GARNER,** 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 B of Biltmore III 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 III Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071101-0128660, 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 III 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. 20071101-0128660, 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 from Paula M. Oakley, unmarried, and Edna D. Oakley, unmarried, of record in Instrument #20060928-0120121, 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) plat of record in Book 1130, page 103, said Register's Office; and (d) Declaration of Covenants, Conditions and Restrictions of record in Instrument #20071101-0128660 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1114-B Biltmore Drive, 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 9th day of November, 2007.

GEW Investments, G.P.

By: _____
Jeff Gaw, Partner

By: _____
Ken Woodard, Partner

By: _____
L. Ed Gaw, Jr., 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 and L. Ed Gaw, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that they are the partners of GEW Investments, G.P., the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 9th day of November, 2007.

Commission expires:

_____
Notary Public

KEVIN D. ALLEN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXP 11/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Register of Deeds