WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/07 12:55 2 pgs
Fees:13.00 Taxes:502.46

20071129-0138531

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,800.00

President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(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
Harvest Hands Community Development Corporation	NEW OWNER	Map 105-11
(NAME) 309 Franklin Road	(NAME)	Parcel 44
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **GW INVESTMENTS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARVEST HANDS COMMUNITY DEVELOPMENT CORPORATION**, 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 part of Block "C" on the plan of the partition of the Mary E. Hamilton Lands, as of record in Plan Book 2, page 94, Chancery Court at Nashville, being lots Nos. 17 and 18 on the unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947, as follows:

Beginning on the northerly margin of Wingrove Avenue, at the southeast corner of the property conveyed to Robert Casey Pritchett and wife by deed from James Frank Jones and wife, of record in Book 1642, page 199, Register's Office for said County, being the corner of lots Nos. 16 and 17; thence with the line between said two lots, northwardly 150.1 feet; thence south 86 deg. 59' east 100 feet; thence south 2 deg. 32' west 149.9 feet to the northerly margin of Wingrove Avenue; thence with same, westwardly 100 feet to the beginning.

Being the same property conveyed to GW Investments, G.P., a Tennessee general partnership by deed from Scott Hudgens, a married person of record in Instrument Number 20061106-0137683, said Register's Office.

Included in the above described property, but expressly excluded from this conveyance is the following described property conveyed in Instrument Number 20000323-0029613, RODC, TN:

Land in Davidson County, Tennessee, Being part of Block "C" on the plan of the partition of the Mary E. Hamilton Lands, as of record in Plan Book 2, page 94, Chancery Court at Nashville, being lot No. 17 on the unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947, as follows: Beginning on the northerly margin of Wingrove Avenue, at the southeast corner of the property conveyed to Robert Casey Pritchett and wife by deed from James Frank Jones and wife, of record in Book 1642, Page 199, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northwardly 150.1 feet; thence South 86 deg. 59 minutes East 50 feet; thence South 2 degrees 32 minutes West 150.1 feet, more or less to the northerly margin of Wingrove Avenue; thence with the same, 50 feet to the beginning. Being the same property identified on Davidson County Tax Assessor's Maps as Map 105-11 Parcel No. 43.

Being the same property conveyed to William Ann E. Nunley by deed from Annell L. Lindaman of record in Instrument #20000323-0029613, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) sewer easement of record in Book 5452, page 35, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 432 Wingrove Avenue, Nashville, TN 37203

(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 28th day of November, 2007.

GW Investments, G.P.

By: _____
Jeff Gaw, General Partner

By: _____
Ken Woodard, General 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 they are the general partners of GW Investments, G.P., the within named bargainor, a general partnership, and that they as such general partners executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee this 28 day of November, 2007.

Commission expires: 11/07/11

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Notary Public