WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/07 10:17 2 pgs
Fees:13.00 Taxes:1554.00

20071220-0145993

BOX 10-A

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

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Exp. 3/21/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Marieta E. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marieta E. Howard	First State Bank	Map 129-12-B
(NAME) 6613 Highway 100	(NAME) 2796 North Highland, Suite C	Parcel 1.00 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Jackson, TN 38305	
(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, **G & M PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIETA E. HOWARD AND JOHN BENJAMIN DALEY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 Highway 100 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 Highway 100 Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051230-0157012, as amended in Instrument #20060724-0089034, 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 Highway 100 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. 20051230-0157012, as amended in Instrument #20060724-0089034, 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 G & M Partners by deed recorded April 13, 2005 from Michael D. McGrady and wife, Amy P. Givens McGrady, of record in Instrument #20050413-0040988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes and (b) Declaration of Covenants, Conditions and Restrictions for Highway 100 Townhomes of record as Instrument No. 20051230-0157012, as amended in Instrument #20060724-0089034, Register's Office for Davidson County, Tennessee,

unimproved ☐

This is improved ☒ property, known as 6613 Highway 100, Nashville, Tennessee 37205
(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 18th day of December, 2007.

G & M Partners

By: L. Ed Gaw Jr.
L. Ed Gaw, Jr., Partner

By: Jeff Gaw-Partner
Jeff Gaw, Partner

By: Kevin D. Montgomery, Partner
Kevin D. Montgomery, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared L. Ed Gaw, Jr. and Jeff Gaw and Kevin D. Montgomery, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be general partners of G & M Partners, the within named bargainor, a partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee this 18 day of December, 2007.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds