WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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

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

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
Michael S. Douglas	Countrywide Bank, FSB	Map 118-13
(NAME)	(NAME)	
3616 Mayflower Place	801 Crescent Centre Drive	Part of Parcel 21
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37067	
(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, **GAMO PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL S. DOUGLAS AND HEATHER E. HARDT, 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 C of Mayflower 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 Mayflower Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 200712210146720, 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 Mayflower 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. 200712210146720, 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 the same property conveyed to GAMO Partners, a TN General Partnership by deed recorded October 4, 2006 from Steven W. Parks, unmarried, of record as Instrument No. 20061004-0123071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 21, said Register's Office; and (c) restrictive covenants of record in Book 1431, page 97, Book 1513, page 53 and Instrument #20071221-0146720, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3616 Mayflower Place, 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.

Davidson County DEEDWARR
Recvd: 01/07/08 10:15 2 pgs
Fees:13.00 Taxes:1924.00
20080107-0001509

Witness my hand this 28 day of December, 2007.

GAMO Partners

By: L. Edward Gaw

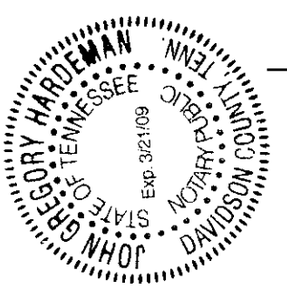
L. Ed Gaw, Jr., Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared L. Edward Gaw, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be general partner of GAMO Partners, the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

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

Commission expires:



Notary Public