WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/08 13:04 2 pg:
Fees:13.00 Taxes:1716.80

20080201-0010594

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

BOX 10-A

STATE OF TENNESESE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

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
Mark P. & Elizabeth I. Harris	Bank of America	Map 117-08-J
(NAME) 1807 Lombardy Avenue	(NAME) 9000 Southside Boulevard, Suite 600	Parcel 1 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Jacksonville, FL 32256	
(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 **MARK PHILIP HARRIS AND WIFE, ELIZABETH IRENE HARRIS,** 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 Lombardy 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 Lombardy Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061222-0158543, 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 Lombardy 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. 20061222-0158543, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by 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 GAMO Partners, a Tennessee General Partnership by deed dated January 17, 2006 from Beverly Lee Lewis, of record in Instrument #20060123-0008232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes and (b) restrictive covenants of record in Instrument #20061222-0008232, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1807 Lombardy Avenue, Nashville, Tennessee 37215
(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 January, 2008.

GAMO Partners

By: L. Edward Gaw

L. Edward Gaw, Jr., Partner

By: Kevin D. Montgomery

Kevin D. Montgomery, Partner

STATE OF TENNESESE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, Personally appeared L. Edward Gaw, Jr. and Kevin D. Montgomery, with whom I am personally acquainted, and who acknowledged themselves to be partners of GAMO Partners, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2008.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kathey Snider

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett

Davidson County Register of Deeds