WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110021878 DEEDWARR
Recvd: 04/13/11 15:03 6 pgs
Fees:33.00 Taxes:1036.00
20110413-0028598

STATE OF TENNESSEE
COUNTY OF : Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 280,000.00

Michael A. Hartley
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 13th DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Dorset Park Home Builders, LLC 4205 Hillsboro Road, Suite 208 Nashville, TN 37215	**SAME AS OWNER**	159100B01400 (CO)

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GWP LAND PARTNERS, A TENNESSEE GENERAL PARTNERSHIP CONSISTING OF MICHAEL A. HARTLEY, STEVEN D. EZELL AND GWP LAND DEVELOPMENT, LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DORSET PARK HOME BUILDERS, LLC** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record.

Land in Davidson County, Tennessee, being Lot(s) 12B, as shown on the map entitled Dorset Park Subdivision, of record as Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to GWP LAND PARTNERS, A TENNESSEE GENERAL PARTNERSHIP CONSISTING OF MICHAEL A. HARTLEY, STEVEN D. EZELL AND GWP LAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by special warranty deed and quitclaim deed from BETHEL WORLD OUTREACH CENTER, INC., of record as Instrument No. 20071030-0128080 and Instrument No. 20071030-0128081, dated October 29, 2007, said Register's Office.

SEE EXHIBIT B (EXCEPTIONS)

This is ☐ improved **X** unimproved property, known as: **913 Dorset Drive, Brentwood, TN 37027 (Lot 12b, Dorset Park Subdivision)**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seised 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of April, 2011.

GWP Land Partners,
a Tennessee general partnership

BY: _____
Michael A. Hartley, Managing Partner

BY: _____
Steven D. Ezell, Managing Partner

and

GWP Land Development, LLC
a Tennessee limited liability company, Partner

BY: _____
Michael A. Hartley, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

BEFORE THE UNDERSIGNED a Notary Public of the State and County aforementioned, personally appeared **Michael A. Hartley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Managing Partner** of **GWP Land Partners,** a Tennessee general partnership and as such **Managing Partner**, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as **Managing Partner** and acknowledged the instrument to be the free act and deed of the partnership.

WITNESS my hand and seal, this 17th day of April, 2012.

_____
Notary Public

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2012

My Commission Expires: 7-3-2012

Personally known: ___ or Produced Identification: _____
Type of Identification Produced: Driver's License _____ Other: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

BEFORE THE UNDERSIGNED a Notary Public of the State and County aforementioned, personally appeared **Steven D. Ezell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Managing Partner** of **GWP Land Partners,** a Tennessee general partnership and as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as **Managing Partner** and acknowledged the instrument to be the free act and deed of the partnership.

WITNESS my hand and seal, this 13th day of April, 2011.

Notary Public

My Commission Expires: 7-3-2012

Personally known: ✓ Proved on the basis of satisfactory identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

ERNEST B. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2012

STATE OF TENNESSEE)
COUNTY OF Williamson)

BEFORE THE UNDERSIGNED a Notary Public of the State and County aforementioned, personally appeared **Michael A. Hartley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **GWP Land Development, LLC** a Tennessee limited liability company and as such **Chief Manager**, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as **Chief Manager** and acknowledged the instrument to be the free act and deed of the limited liability company.

WITNESS my hand and seal, this 13th day of April, 2011.

Notary Public

My Commission Expires: 7-3-2012

Personally known: ✓ Proved on the basis of satisfactory identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

ERNEST B. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2012

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 913 Dorset Drive, Brentwood, TN 37027

Map/Parcel: 159100B01400 (CO)

Description:

Land in Davidson County, Tennessee, being Lot(s) 12B, as shown on the map entitled Dorset Park Subdivision, of record as Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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EXHIBIT B
(EXCEPTIONS)

1. Matters shown on the Plan of record as Instrument No. 20080626-0065807, said Register's Office.

2. Storm Water Detention Agreement of record as Instrument No. 20071119-0134940, said Register's Office.

3. Restrictive Covenants contained in instrument of record as Book 1306, page 210, said Register's Office. (Excluding matters that Violate Civil Rights Acts)

4. Restrictive Covenants contained in instrument of record Instrument No. 20110413-0028597 said Register's Office.

RETURN TO:
Ernest B. Williams IV
P.O. Box 159264
Nashville, TN 37215