BILL GARRETT, Davidson County
Trans: T20110055273 DEEDWARR
Recvd: 09/07/11 10:38 2 pgs
Fees: 13.00 Taxes: 980.50

20110907-0069146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dorset Park Home Builders, LLC | New Owner | 159100B011.00 |
| (NAME) 4205 Hillsboro Pike, Suite 208 | (NAME) | |
| (ADDRESS) Nashville, Tennessee 37215 | (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,

**GWP LAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, GWP LAND PARTNERS, A TENNESSEE GENERAL PARTNERSHIP CONSISTING OF MICHAEL A. HARTLEY AND STEVEN D. EZELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DORSET PARK HOME BUILDERS, LLC,**

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 Lot 11A 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 by Special Warranty Deed and Quitclaim Deed From Bethel World Outreach Center, Inc., a Tennessee non-profit corporation dated October 29, 2007 and recorded October 30, 2007 in Instrument No. 20071030-0128080, and in Instrument No. 20071030-0128081 in Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 919 Dorset Drive, Brentwood, TN 37027
(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 our hands this 2nd day of September, 2011.

GWP Land Partners, a Tennessee General Partnership

GWP Land Development, LLC, a Tennessee Limited Liability Company
By: Michael A. Hartley

Steven D. Ezell

Michael A. Hartley

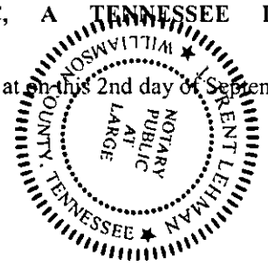
STATE OF TENNESSEE

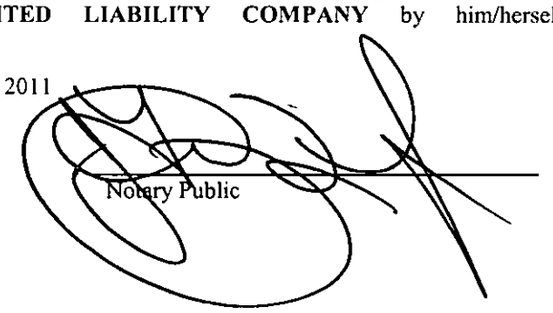
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Hartley with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Chief Manager of **GWP LAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **GWP LAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** by him/herself as Chief Manager.

Witness my hand and official seal at on this 2nd day of September, 2011

Commission expires:



Notary Public

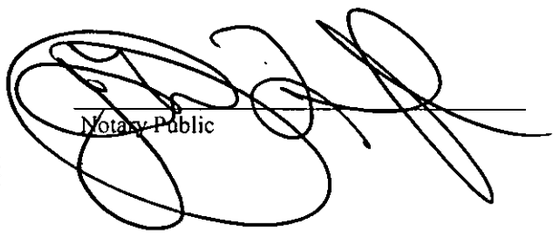
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Hartley and Steven D. Ezell with whom I am personally acquainted, and who upon oath acknowledged themselves to be the partners of GWP Land Partners, a Tennessee General Partnership.

Commission Expires:

11/24/13



Notary Public