WARRANTY DEED

BOX 10-A

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

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2011.

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
GALA, LLC	GALA, LLC	Map 131-2
(NAME)	(NAME)	
9028 Mayfield Court	2020 Galbraith Drive	Parcel 117
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Nashville, TN 37215	
(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, **GB ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 No. 14 on the Plan of Block 1, Overton Hills, of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to GB Associates, a Tennessee General Partnership, by Quitclaim Deed from 2028 Galbraith Partners, a Tennessee General Partnership, of record in Instrument No. 20111108-0087330, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 843, page 66, said Register's Office; and (c) easement of record in Book 3986, page 371, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2020 Galbraith Drive, 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.

BILL GARRETT, Davidson County
Trans:T20110075919 DEEDWARR
Recvd: 12/01/11 15:28 2 pgs
Fees:13.00 Taxes:1221.00
20111201-0093742

Witness my hand this 1st day of December, 2011.

GB Associates, a Tennessee General Partnership

By: HTC III BPI Partners, a Tennessee general partnership, its Managing Partner

By: David P. Crabtree Green Hills Family Investments, LLC, a Tennessee limited liability company, its Managing Partner

By: _____
David P. Crabtree, its Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared David P. Crabtree, 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 Sole Member of David P. Crabtree Green Hills Family Investments, LLC, a Tennessee limited liability company, the Managing Partner of HTC III BPI Partners, a Tennessee general partnership, the Managing Partner of GB Associates, a Tennessee general partnership, authorized to execute the instrument of said David P. Crabtree Green Hills Family Investments, LLC, a Tennessee limited liability company, as Managing Partner of HTC III BPI Partners, a Tennessee general partnership, as Managing Partner of GB Associates, a Tennessee general partnership, the within named bargainor, a general partnership, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained by signing as Sole Member of David P. Crabtree Green Hills Family Investments, LLC, a Tennessee limited liability company, as Managing Partner of HTC III BPI Partners, a Tennessee general partnership, as Managing Partner of GB Associates, a Tennessee general partnership.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2011.

Commission expires:
1.7.2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
Notary Public