WARRANTY DEED

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 $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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
GW Properties, LLC	GW Properties, LLC	131-3
(NAME) 650 Wedgewood Avenue	(NAME) 650 Wedgewood Avenue	44
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) Nashville, Tennessee 37203	
(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, **4209 LONE OAK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, IT SUCCESSORS 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 part of Lot No. 65 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Subdivision, of record in Book 421, page 118, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a point in the center of Lone Oak Road, being the northeast corner of a tract of land conveyed to James W. Griffin and wife, Nellie Griffin, by deed from W. H. Sholly and wife, of record in Book 509, page 527, said Register's Office; thence north 87 ½" west with the northern boundary line of said Griffin tract of land, 250 feet to a point; thence northwardly and parallel to said Lone Oak Road, 100 feet to a point; thence south 87 ½ " east with a southerly boundary line of a tract of land conveyed to James W. Griffin, Jr. and wife, Louise A. Griffin, by deed from James W. Griffin and wife, Nellie Griffin, of record in Book 916, page 600 said Register's Office, 250 feet in the center of said Lone Oak Road, 100 feet to the point of beginning.

* 4209

Being the same property conveyed to Lone Oak Partners, a Tennessee general partnership by deed from Joseph H. Settles and Deborah G. Settles, of record in Instrument No. 20080529-0054773 Register's Office for Davidson County.

unimproved ☐

This is improved ☒ property, known as 4209 Lone Oak Road, Nashville, TN 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: T20120003756 DEEDWARR
Recvd: 01/17/12 13:05 2 pgs
Fees: 13.00 Taxes: 980.50

20120117-0004494

Witness my hand this 13th day of January, 2012.

4209 Lone Oak Partners, a Tennessee general partnership

By: Eads Family Investments, LLC
a Tennessee limited liability company,
Authorized Acquisition Partner

Matthew B. Eads

By: Matthew B. Eads, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Matthew B. Eads, 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 Eads Family Investments, LLC, a Tennessee limited liability company, the Authorized Acquisition Partner of 4209 LONE OAK PARTNERS, a Tennessee general partnership, the within named bargainor, and that he as such Sole Member of Eads Family Investments, LLC, the Authorized Acquisition Partner of 4209 LONE OAK PARTNERS, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2012.

Commission expires: 1.7.2013

Jan Bachus

Notary Public

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