THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020327** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Joyner and Jamie K. Joyner 2114 Golf Club Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 159-1B-1.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Joyner and wife, Jamie K. Joyner**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, DORSET PARK SUBDIVISION, as shown on plat of record in Instrument No. 20080626-0065807, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 from Bethel World Outreach Center, Inc., a Tennessee non-profit corporation, recorded on the 30th day of October, 2007 in Instrument No. 20071030-0128080, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DORSET PARK SUBDIVISION, as recorded in Instrument No. 20080626-0065807.

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

Restrictive Covenants contained in instrument of record as Book 1306, Page 210, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120016048 DEEDWARR
Recvd: 03/05/12 13:20 3 pgs
Fees:18.00 Taxes:906.50
20120305-0019095

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

This is unimproved property located at 5630 Granny White Pike Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2012.

GWP Land Partners, a Tennessee general partnership

By: _____
Michael A. Hartley, Managing Partner

By: _____
Steven D. Ezell, Managing Partner

GWP Land Development, LLC, a Tennessee limited liability company

By: _____
Michael A. Hartley, Chief Manager

By: _____
Steven D. Ezell, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Hartley, with whom I am personally acquainted, and who upon oath acknowledged himself to be Managing Partner of GWP Land Partners, a Tennessee general partnership, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Partner.

Witness my hand, at office, this 2nd day of March, 2012.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven D. Ezell, with whom I am personally acquainted, and who upon oath acknowledged himself to be Managing Partner of GWP Land Partners, a Tennessee general partnership, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Partner.

Witness my hand, at office, this 2nd day of March, 2012.

Notary Public
My Commission Expires: My Commission Expires September 9, 2014

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Hartley, with whom I am personally acquainted, and who upon oath acknowledged himself to be Chief Manager of GWP Land Development, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Manager.

Witness my hand, at office, this 2nd day of March, 2012.

Notary Public
My Commission Expires: My Commission Expires September 9, 2014

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven D. Ezell, with whom I am personally acquainted, and who upon oath acknowledged himself to be Secretary of GWP Land Development, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Secretary.

Witness my hand, at office, this 2nd day of March, 2012.

Notary Public
My Commission Expires: My Commission Expires September 9, 2014

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY