THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071403**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Janderson Affiant Subscribed and sworn to before me, this 24th day of August, 2012. Rachel Neal Notary Public My Commission Expires: 07/08/13



WARRANTY DEED

Address New Owner: William L. Beard, Jr. and Deana Marci Beard 2014 Galbraith Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-2-120.00

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, **HTC V Partners** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William L. Beard, Jr. and wife, Deana Marci Beard** ("Grantees"), their 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 17, BLOCK 1, OVERTON HILLS, as shown on plat of record in Plat Book 843, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from 2014 Galbraith Partners, a Tennessee general partnership to HTC V Partners, a Tennessee general partnership as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009100 and General Warranty Deed from Marc Savas, an unmarried man to 2014 Galbraith Partners, a Tennessee general partnership as recorded on the 5th day of September, 2008 in Instrument No. 20080905-0091105, 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 OVERTON HILLS, as recorded in Plat Book 843, Page(s) 66.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2014 Galbraith Drive Nashville TN 37215.

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

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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 24th day of August, 2012.

HTC V Partners

By: HTC II BPI Partners, Managing Partner

By: David P. Crabtree Green Hills Family Investments, its Managing Partner

By: David P. Crabtree, sole member

David P. Crabtree, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Crabtree, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of David P. Crabtree Green Hills Family Investments, the Managing Partner of HTC II BPI Partners, who is the Managing Partner of HTC V Partners, and as such Managing Partner he executed documents on behalf of HTC V Partners the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of August, 2012.

Notary Public

My Commission Expires: 11-07-2012

