THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Cross Creek Partners, G.P.
9425 Weatherly Drive
Brentwood, TN 37027
SEND TAX BIX TO:
Cross Creek Partners, G.P.
9043 Lochmere Court
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120071633 DEEDWARR
Recvd: 09/24/12 09:24 3 pgs
Fees:18.00 Taxes:1146.63
20120924-0086389

WARRANTY DEED

(Map 117-10-0, Parcel 101.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **CAROLINE ELLIS NORTON and ANNE E. FITZPATRICK (also known as ANNE ELLIS FITZPATRICK and ANNE ELLIS FITSPATRICK), INDIVIDUALLY AND ANNE E. FITZPATRICK, TRUSTEE OF THE ANNE E. FITZPATRICK REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 2002**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CROSS CREEK PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter referred to as "Grantee", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 11, on the Map of Woodmont Estates, Section No. 2, according to plat and survey of same appearing of record in Book 1130, page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> Said Lot No. 11 fronts 120 feet on the easterly side of Cross Creek Road and runs back 201 feet on the northerly line and 215 feet on the southerly line, to a dead line in the rear, measuring 112 feet thereon.
>
> BEING the same property conveyed to Newton D. Ellis and wife, Sara Crockett Ellis, by Warranty Deed from Stephens E. Maxwell and wife, Rosa M. Maxwell, dated December 21, 1951, of record in Book 2032, page 633, in the Register's Office of Davidson County, Tennessee. Newton D. Ellis died on September 2, 1960, title then vesting solely in Sara Crockett Ellis as surviving tenant by the entirety. Their marriage was continuous up to the time of his death. Sara Crockett Ellis died on November 21, 1995, an unmarried widow. At the time of her death she was survived by her two daughters and only heirs at law, Caroline Ellis Norton and Anne E. Fitzpatrick (aka Anne Ellis Fitzpatrick aka Anne Ellis Fitspatrick aka Anne Russell Ellis Fitspatrick). A copy of her Last Will and Testament and death certificates is of record in Book 10245, page 139, said Register's Office.
>
> BEING the same property conveyed to Caroline Ellis Norton, an undivided 60% interest, and Anne Ellis Fitspatrick, an undivided 40% interest, by Personal Representative's Deed from Caroline Ellis Norton, Personal Representative of the estate of Sara Crockett Ellis, deceased,

dated June 25, 1997, of record in Book 10530, page 368, in the Register's Office of Davidson County, Tennessee.

BEING the same property further conveyed to Anne E. Fitzpatrick, Trustee of the Anne E. Fitzpatrick Revocable Living Trust dated February 5, 2002, by Trust Transfer Deed from Anne Ellis Fitspatrick aka Anne Ellis Fitspatrick, as to all of her undivided 40% interest, dated November 5, 2002, of record in Instrument No. 20021219-0156698, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1130, page 99, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3806 Cross Creek Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2012 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 15 day of September, 2012.

ANNE E. FITZPATRICK REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 2002.

Anne E. Fitzpatrick, trustee
ANNE E. FITZPATRICK, TRUSTEE

Anne E. Fitzpatrick
ANNE E. FITZPATRICK, INDIVIDUALLY

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne E. Fitzpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and as Trustee of the Anne E. Fitzpatrick Revocable Living Trust, dated February 5, 2002, and who further acknowledged that she executed the same as his/her free act and deed and by the authority granted her as Trustee of the Anne E. Fitzpatrick Revocable Living Trust, dated February 5, 2002.

Witness my hand and official seal, this the 15 day of September, 2012.

Kathryn A. Hoffmann
Notary Public

My Commission Expires: 11-12-14
(SEAL)

KATHRYN A. HOFFMANN
Commission # 1912915
Notary Public - California
Orange County
My Comm. Expires Nov 12, 2014

CM

WITNESS MY HAND and signature on this the 16th day of September, 2012.

CAROLINE ELLIS NORTON

STATE OF FLORIDA
COUNTY OF Gulf

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroline Ellis Norton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2012.

Patricia L Worley
Notary Public

My Commission Expires: 4/1/15

(SEAL)

PATRICIA L. WORLEY
MY COMMISSION # EE72111
EXPIRES: April 01, 2015
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

AFFIDAVIT

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~RUTHERFORD~~ Gulf

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $309,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of September, 2012.

Patricia L. Worley
Notary Public

My commission expires: 4/1/15

PATRICIA L. WORLEY
MY COMMISSION # EE72111
EXPIRES: April 01, 2015
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

File No. 20120427