BILL GARRETT, Davidson County
Trans:T20120091917 DEEDWARR
Recvd: 12/03/12 10:57 2 pgs
Fees:13.00 Taxes:980.50
20121203-0110694

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF November, 2012.

Notary Public

(Affix Seal)

My Commission Expires: 4-28-2013

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires April 28, 2013

25729

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grove Park Construction, LLC	New Owner	Map/Parcel
217 Jamestown Park, Suite 1		159100B00700CO
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, 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, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto GROVE PARK CONSTRUCTION, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 7 as shown on the map entitled Dorset Park Subdivision, of record as Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 and Quitclaim Deed from Bethel World Outreach Center, Inc., of record in Instrument No. 20071030-0128080 and Instrument No. 20071030-0128081, dated October 29, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes in the amount of $4,194.00 for the year 2012, a lien due and payable. Map/Parcel 159100B00700CO.
b. All matters appearing on the Plan of Dorset Park Subdivision of record in Instrument Number 20080626-0065807, Register's Office for Davidson County, Tennessee.
c. All matters appearing on the Plan of Bethel Subdivision of record in Instrument Number 20071011-0120896, Register's Office for Davidson County, Tennessee.

d. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20110413-0028597, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

e. Restrictions recorded in Book 1306, page 210, Register's Office for Davidson County, Tennessee.

f. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071119-0134940, Register's Office for Davidson County, Tennessee.

g. Storm Water Detention Agreement of record in Book 11684, page 447, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as 914 Dorset Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and its further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Witness my hand this 30th day of November, 2012:

GWP Land Partners,
A Tennessee General Partnership

By:_____
Michael A. Hartley, Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a managing partner of GWP Land Partners, the within named bargainor, a Tennessee general partnership, and that he, as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing partner.

Witness my hand, at office, this 30th day of November, 2012

_____
Notary Public

My commission expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
April 28, 2013