WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jereme Smithey	Same as new owner	133-16-0A-054
(NAME)	(NAME)	
223 Meadowlark Drive		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEREME SMITHEY, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Unit No. E-24, on the Horizontal Property Regime for Harding Glen, formerly known as Barcelona Condominium, as recorded in the Master Deed of record as Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965 and Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from PATRICK MCKENNON, of record as Instrument No. 20100127-0006855, dated January 22, 2010, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the Horizontal Property Regime for Harding Glen, formerly known as Barcelona Condominium, as recorded in the Master Deed of record as Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965 and Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20130040906 DEEDWARR
Recvd: 05/16/13 11:20 2 pgs
Fees:13.00 Taxes:37.00
20130516-0049434

unimproved ☐

This is improved ☒ property, known as 270 Tampa Drive, #E-24, Nashville, TN 37211

(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.

Witness our hands this 10th day of May, 2013.

GT3 Properties, a Tennessee general partnership
By: GT1, LLC, its managing member

By: Patrick McKennon, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared PATRICK MCKENNON, 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 President of GT1, LLC, a Delaware limited liability company ("Managing Member"), managing member of GT3 PROPERTIES, a Tennessee general partnership, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President of the Managing Member of its sole member.

Witness my hand and official seal at office, this 10th day of May, 2013.

Notary Public

My Commission Expires 5/20/14

PAUL S... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.