BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey B. Harwell Jr., Trustee	New Owner	
(NAME) 150 4th Ave. N, Ste. 2000	(NAME)	131-3-141
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HTC VI PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY B. HARWELL JR., TRUSTEE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 34 on the unrecorded portion of the Plan of Birdhaven, described according to a survey made by J. Douglas Roach, dated August 28, 1946, as follows:

Beginning at the southeast corner of Shackleford Road and Glendale Lane or Lone Oak Road; THENCE with the southerly margin of Shackleford Road, eastwardly 79.4 feet, more or less, to the corner of Lot Nos 34 and 35; THENCE, with the line between said two lots, southwardly 191.7 feet to the northerly line of the Neil Hunt Subdivision, as of record in Book 974, page 19, said Register's Office; THENCE, with said line, westwardly 79 feet to the easterly margin of Glendale Lane or Lone Oak Road; THENCE, with same northwardly 200 feet to the beginning.

Being the same property conveyed to HTC VI partners, a Tennessee general Partnership by Quitclaim deed from E & C Homes Partners, a Tennessee general partnership or record in Instrument No. 20121121-0107604, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes.

unimproved ☐

This is improved ☒ property, known as 1821 Shackleford Rd., Nashville, TN 37215

(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.

BILL GARRETT, Davidson County
Trans:T20130054867 DEEDWARR
Recvd: 06/28/13 09:23 2 pgs
Fees:13.00 Taxes:1202.50
20130628-0066510

Witness my hand this 24 day of June, 2013.

HTC VI Partners, a Tennessee general partnership
By: HTC II BPI Partners, its managing member
By: David P. Crabtree Green Hills Family Investments, its managing partner

By: David P. Crabtree, sole member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David P. Crabtree, 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 sole member of David P. Crabtree Green Hills Family Investments, managing partner of HTC II BPI Partners, managing member of HTC VI Partners, a Tennessee general partnership, the within named bargainor, and that they as such sole member of David P. Crabtree Green Hills Family Investments, managing partner of HTC II BPI Partners, managing member of HTC VI Partners, a Tennessee general partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as sole member of David P. Crabtree Green Hills Family Investments, managing partner of HTC II BPI Partners, managing member of HTC VI Partners, a Tennessee general partnership.

Witness my hand and official seal at Nashville, Tennessee this 24 day of June, 2013.

Commission expires: 3/7/2017

Notary Public

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN