(1)

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

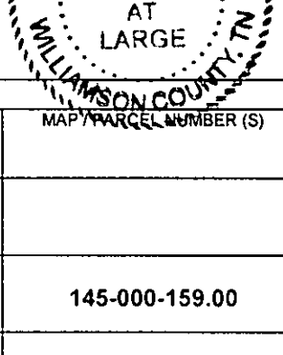
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 04/01/2017
(AFFIX SEAL)




B-VRES-13-5255

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **GW Partners, LLC** | New Owner | |
| (NAME) | (NAME) | |
| 5042 Thoroughbred Ln. #200 | | |
| (ADDRESS) | (ADDRESS) | 145-000-159.00 |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CIVIC BANK AND TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GW PARTNERS, LLC,** hereinafter called the Grantee(s), their heirs 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 NO. 3 ON THE FINAL SUBDIVISION PLAT OF THE RESERVE @ RADNOR LAKE OF RECORD IN INSTRUMENT NUMBER 20080327-0030965, AND AMENDED OWNER'S CERTIFICATE OF RECORD IN INSTRUMENT NUMBER 20130829-0091392, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING A PORTION THE SAME PROPERTY CONVEYED TO CIVIC BANK AND TRUST BY SUBSTITUTE TRUSTEE'S QUITCLAIM DEED FROM SEAN C. KIRK, SUBSTITUTE TRUSTEE OF RECORD AT INSTRUMENT NO. 20090917-0087047, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 15, 2009 AND RECORDED ON SEPTEMBER 17, 2009.**

**THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20080327-0030965, AND AMENDED OWNER'S CERTIFICATE OF RECORD IN INSTRUMENT NUMBER 20130829-0091392, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.**

This is
**(X) unimproved**
**( ) improved**

property known as **5255 Granny White Trace, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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:T20130106947 DEEDWARRSP
Recvd: 12/26/13 11:34 2 pgs
Fees:13.00 Taxes:795.50

20131226-0129857

Witness my/our hand(s) this 20th day of December, 2013.

Civic Bank and Trust

BY: Thomas Jr Kern V.P.
Thomas Kern

ITS: Vice President

:

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of December, 2013, before me personally appeared Thomas Kern, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Civic Bank and Trust, the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of December, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16




**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212