BILL GARRETT, Davidson County
Trans:T20140086815 OEEDWARRSP
Recvd: 11/18/14 11:43 2 pgs
Fees:13.00 Taxes:888.00
20141118-0106254

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

New Owner	**Send Tax Bills To:**	**Map & Parcel**
TriMark Builders, LLC	**New Owner**	**159100B00500CO**
4205 Hillsboro Pike Suite 301		
Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency 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 **TriMark Builders, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, and its assigns, a certain tract of land in ~~WILLIAMSON~~ DAVIDSON County, Tennessee, described as follows:

Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Dorset Enclave, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140227-0017057, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion 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 deed from Bethel World Outreach Center, Inc., a Tennessee non-profit corporation of record in Instrument No. 20071030-0128081 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) taxes for the current year and subsequent years, (ii) matters as contained on the plats of the Subdivision of record in Instrument No. 20140227-0017057 (iii) any and all restrictions and easement; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is unimproved property known as 906 Dorset Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 17th day of November, 2014.

GWP Land Partners, a Tennessee general partnership
BY: _____, PARTNER
Michael A. Hartley, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Hartley with whom I am personally acquainted and who upon his oath acknowledged himself to be the Partner of GWP Land Partners, a Tennessee general partnership the within named bargainor, a General Partnership, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by the said Michael A. Hartley as Partner.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of November, 2014.

_____
Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires 9/20/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $240,000.00.

_____, PARTNER
Affiant

Sworn to and subscribed before me this the 17th day of November, 2014.

_____
Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 9/20/17