Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140094508 DEEDWARR
Recvd: 12/17/14 14:02 2 pgs
Fees:13.00 Taxes:3474.30
20141217-0115510

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of December, 2014 by and between GW Partners, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and William T. Chapman, IV, Trustee of the 5265 Granny White Trace Trust dated December 12th, 2014, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 5 on the Final Subdivision Plat of the Reserve @ Radnor Lake of record in Instrument No. 20080327-0030965, and amended Owner's Certificate of record in Instrument No. 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 the same property conveyed to GW Partners, LLC by Special Warranty Deed from Civic Bank and Trust dated December 20, 2013, recorded December 26, 2013, of record in Instrument No. 20131226-0129864, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Civic Bank and Trust by Substitute Trustee's Quitclaim Deed from Sean C. Kirk, Substitute Trustee dated September 15, 2009, recorded September 17, 2009, of record in Instrument No. 20090917-0087047, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 5265 Granny White Trace, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR dóes covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

GW Partners, LLC

By: _____
Michael Ellsworth, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Michael Ellsworth** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **GW Partners, LLC**, the within named bargainor, a corporation, and that he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Manager**.

Witness my hand and seal, at office in Franklin TN, this the 12th day of December, 2014.

My Commission Expires

Notary Public
My Commission Expires: October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
William T. Chapman, IV, Trustee
5265 Granny White Trace
Nashville, TN 37215

Send Tax Statements to:

New owner

Map & Parcel 145-00-0-161.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $939,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of December, 2014.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
14-1-260