# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035478 DEEDWARR
Recvd: 05/07/15 14:22 2 pgs
Fees:13.00 Taxes:2960.00
20150507-0041950

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dolly A. Padovani and Joseph Zickafoose | Dolly Ann Padovani and Joseph Zickafoose | |
| (NAME) 4016 Albert Dr. | (NAME) 408 Burr Oak Drive | 132010Q 00100 CO |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Ann Arbor, MI 48103 | |
| (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, **GH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOLLY ANN PADOVANI-CLAUDIO AND JOSEPH ZICKAFOOSE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Albert Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Albert Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140304-0018174 and Amendment of record in Instrument No. 20150302-0017600, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Albert Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140304-0018174 and Amendment of record in Instrument No. 20150302-0017600, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Gloria Liliana Enriquez and Alan Gary Lane, wife and husband to GH Investments, LLC, a Tennessee Limited Liability Company, as recorded on the 4th day of March, 2014 in Instrument No. 20140304-0018172 and part of Warranty Deed from Catherine W. Brewer, unmarried to Gloria Liliana Enriquez and Alan Gary Lane, wife and husband, as recorded on the 21st day of October, 2008 in Instrument No. 20081021-0105560, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1424, Page(s) 98 and 99, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20140304-0018174, Amended and Restated at Instrument No. 20150302-0017600, said Register's Office; (d) Charter recorded at Instrument No. 20140304-0018173, said Register's Office.

This is improved / unimproved X property, known as 4016 Albert Dr., Nashville, TN 37204
(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 my hand this 5 day of May, 2015.

GH INVESTMENTS, LLC

BY: _____

JUSTIN MORGAN, MANAGING MEMBER

BY: _____

HENRY WOODARD, MANAGING MEMBER

BY: _____

JAMES LUNCEFORD, MANAGING MEMBER

BY: _____

JOSEPH MASSA, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Justin Morgan, Henry Woodard, James Lunceford and Joseph Massa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of GH Investments, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 6 day of May, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

_____

Notary Public