WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M151694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Nicole L. Quinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2015.

J. DAVID WICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2017

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
Anant Gandhi and Nicole Quinn	F & M Bank	
(NAME) 1933 Kimbark Drive	(NAME) P.O. Box 451	131022A 00200CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Clarksville, TN 37041	
(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, **GRAYBAR 521 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANANT GANDHI AND NICOLE QUINN, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

SEE ATTACHED EXHIBIT"A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1130, Page 102, Exhibit "B" of Instrument No. 20141103-0101347 and Instrument No. 20141110-0103748, said Register's Office; (c) restrictive covenants of record in Instrument No. 20141103-0101347, as amended at Instrument Nos. 20141110-0103748 and 20141120-0107026, said Register's Office; and (d) Terms and provisions of Bylaws in Exhibit "C" of Instrument No. 20141103-0101347, said Register's Office.

This is unimproved _ / improved x property, known as 1933 Kimbark Drive, 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:T20150069410 DEEDWARR
Recvd: 08/18/15 10:54 3 pgs
Fees:18.00 Taxes:2404.63
20150818-0082992

Witness my hand this 14 day of August, 2015.

GRAYBEAR 521 PARTNERS

BY:THE BASSWOOD 22 TRUST U/A/D OCTOBER 8, 2014, MANAGING PARTNER

BY: Kelly Harris

KELLY HARRIS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary in and for said state and county, personally appeared Kelly Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of Basswood 22 Trust U/A/D October 8, 2014 which is the managing partner of Graybear 521 Partners, and that she as such Trustee of Basswood 22 Trust U/A/D October 8, 2014 which is the managing partner of Graybear 521 Partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as Trustee of Basswood 22 Trust U/A/D October 8, 2014 which is the managing partner of Graybear 521 Partners.

Witness my hand and official seal at Nashville, Tennessee this 14 day of August, 2015.

Commission expires: 3/7/17

Notary Public

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B of 1931 AND 1933 KIMBARK (FORMERLY 1935 AND 1937 KIMBARK), a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1931 AND 1933 KIMBARK (FORMERLY 1935 AND 1937 KIMBARK), a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, 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 1931 AND 1933 KIMBARK (FORMERLY 1935 AND 1937 KIMBARK), a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20141103-0101347, as amended in Instrument No. 20141110-0103748 and Instrument No. 20141120-0107026, 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 a portion of the same property conveyed by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to Graybear 521 Partners, a Tennessee general partnership, as recorded on the 10th day of October, 2014 in Instrument No. 20141010-0094393; a portion of Quitclaim Deed from HTC VI Partners, a Tennessee general partnership to HTC VII Partners, a Tennessee general partnership, as recorded on the 18th day of June, 2014 in Instrument No. 20140618-0053256; a portion of Quitclaim Deed from HTC IV Partners, a Tennessee general partnership to HTC VII Partners, a Tennessee general partnership, as recorded on the 1st day of May, 2014 in Instrument No. 20140501-0036731, as corrected in Scrivener's Affidavit, as recorded on the 11th day of June, 2014 in Instrument No. 20140611-0051000; a portion of Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC VI Partners, a Tennessee general partnership, as recorded on the 21st day of November, 2012 in Instrument No. 20121121-0107600 and a portion of Quitclaim Deed from DWW Family Investments, LLC, and LAW Family Investments, LLC to HTC IV Partners, a Tennessee general partnership, as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009097, as corrected in Scrivener's Affidavit, as recorded on the 11th day of June, 2014 in Instrument No. 20140611-0050999, in the Register's Office of Davidson County, Tennessee.