BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083170 DEEDWARR
Recvd: 09/30/15 12:12 2 pgs
Fees:13.00 Taxes:2516.00
20150930-0099307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

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
Jacky T. Callis, Jr. and Charlotte S. Callis	New Owner	
(NAME)	(NAME)	
1118 Oman Drive		159110A00100CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **GEW INVESTMENTS G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKY T. CALLIS, JR. AND CHARLOTTE S. CALLIS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Units A of Oman Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Oman Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061222-0158538, 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 Oman Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158538, 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 Wiley S. Isom, II and wife, Gayle N. Isom to GEW Investments, GP as recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137537; all of Quitclaim Deed from GEW Investments, G.P., a Tennessee General Partnership to Lone Oak Road Partners Limited Liability Company, a Tennessee limited liability company as recorded on the 26th day of March, 2009 in Instrument No. 20090326-0027273 and all of Quitclaim Deed from Lone Oak Road Partners, LLC, a Tennessee limited liability company to GEW Investments, G.P., a Tennessee general partnership as recorded on the 22nd day of September, 2010 in Instrument No. 20100922-0075338, 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 Exhibit "B" of Instrument No. 20061222-0158538, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20061222-0158538, said Register's Office.

This is unimproved _ / improved x property, known as 1118 Oman Drive, Brentwood, TN 37027
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of September, 2015.

GEW INVESTMENTS G.P.

BY: _____

L. ED GAW, JR., PARTNER

BY: _____

JEFF GAW, PARTNER

BY: _____

KEN WOODARD, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared L. Ed Gaw, Jr., Jeff Gaw, and Ken Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of GEW Investments, G.P., the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 29 day of September, 2015.

Commission expires: 11/3/15

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
NOV 3, 2015