SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090726 DEEDWARRSP
Recvd: 10/26/15 09:38 6 pgs
Fees:33.00 Taxes:7400.00
20151026-0108368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(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
Nashville Now Investments, LLC	New Owner	
(NAME)	(NAME)	13102007900 / 13102008000 13102008100 / 13102008200
9265 Carrisbrook Ln.		
(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, **HTC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, 1919 KIMBARK FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP AND HICKMAN VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 2015 real property taxes; and all matters appearing on the plan of record in Plat Book 1130, Page 102, said Register's Office.

unimproved
This is improved x property, known as 1915, 1919, 1923 and 1925 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 claiming by, through or under the grantor herein, but no further or otherwise. 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.

BOX 10-A

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

Witness my hand this 23 day of October, 2015.

AS TO TRACT THREE; 1925 KIMBARK DR., NASHVILLE, TN 37215 (MAP & PARCEL: 13102008100)

HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

BY:DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC, ITS MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary in and for said state and county, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC VI Partners, the within named bargainor, a partnership, and that he as such sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC VII Partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC VII Partners.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

_____ Notary Public

My Commission Expires 12-06-2016

LISA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my hand this 23 day of October, 2015.

AS TO TRACT ONE; 1915 KIMBARK, NASHVILLE, TN 37215 (MAP & PARCEL: 13102007900:

HTC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

BY: HTC BPI PARTNERS, ITS MANAGING PARTNER

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC,

ITS MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary in and for said state and county, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC BPI Partners, the managing partner of HTC Partners the within named bargainor, a partnership, and that he as such sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC BPI Partners, the managing partner of HTC Partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC BPI Partners, the managing partner of HTC Partners.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

_____
Notary Public

My Commission Expires 12-20-16

DESA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my hand this 23 day of October, 2015.

AS TO TRACT TWO; 1919 KIMBARK DR., NASHVILLE, TN 37215 (MAP & PARCEL: 13102008000)

1919 KIMBARK FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:GB ASSOCIATES, ITS SOLE MEMBER

BY: HTC III BPI PARTNERS, ITS MANAGING PARTNER

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC,

ITS MANAGING PARTNER

BY:

DAVID P. CRABTREE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary in and for said state and county, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC III BPI Partners, the managing partner of GB Associates, sole member of 1919 Kimbark Family Investments, LLC the within named bargainor, a limited liability company, and that he as such sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC III BPI Partners, the managing partner of GB Associates, sole member of 1919 Kimbark Family Investments, LLC, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as sole member of David P. Crabtree Green Hills Family Investments, LLC which is the managing partner of HTC III BPI Partners, the managing partner of GB Associates, sole member of 1919 Kimbark Family Investments, LLC.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

Notary Public

My Commission Expires 12-06-16

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 23 day of October, 2015.

AS TO TRACT FOUR; 1925 KIMBARK DRIVE, NASHVILLE, TN 37215 (MAP & PARCEL: 13102008200)

HICKMAN VENTURES, A TENNESSEE GENERAL PARTNERSHIP

BY: THE CHICKPAGE 4 TRUST, ITS MANAGING PARTNER

BY: _____

LISA FRANCIS, TRUSTEE FOR THE CHICKPAGE 4 TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary in and for said state and county, personally appeared Lisa Francis, 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 The Chickpage 4 Trust which is the managing partner of Hickman Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Chickpage 4 Trust which is the managing partner of Hickman Ventures, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as Trustee of The Chickpage 4 Trust which is the managing partner of Hickman Ventures.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

_____
Notary Public

My Commission Expires 12-06-2016

DELSA J. COATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

TRACT ONE; 1915 KIMBARK, NASHVILLE, TN 37215 (MAP & PARCEL: 13102007900:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Colonial Heights, of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HTC Partners, a Tennessee general partnership by General Warranty Deed from Ray E. Pruett, II a/k/a Ray Pruett and Diane M. Pruett, married individuals and James E. Owens and Debby S. Owens, married individuals, recorded on the 19th day of June, 2007 in Instrument No. 20070619-0073100, in the Register's Office of Davidson County, Tennessee.

TRACT TWO; 1919 KIMBARK DR., NASHVILLE, TN 37215 (MAP & PARCEL: 13102008000):

Land in Davidson County, Tennessee being Lot No. 50 and the Easterly 60 feet of Lot No. 51, on the plan of Colonial Heights of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, and further described according to a survey by John B. Kohl, III, dated December 22, 1983 as follows:

Said property fronts 135 feet on the Southerly margin of Kimbark Drive and extends back 162 feet on the Easterly line and 163.8 feet on the Westerly line to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to 1919 Kimbark Family Investments, LLC by Quitclaim Deed from Raymond Edward Tarkington, Jr. and wife, Jennifer Tarkington, recorded on the 29th day of December, 2009 in Instrument No. 20091229-0118055, in the Register's Office of Davidson County, Tennessee.

TRACT THREE; 1925 KIMBARK DR., NASHVILLE, TN 37215 (MAP & PARCEL: 13102008100):

Land in Davidson County, Tennessee, being Lot No. 52 and the Westerly part of Lot No. 51 on the map entitled Plan of Colonial Heights, of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot and part of said lot adjoin and front together 90 feet on the Southerly side of Kimbark Drive, and run back between lines, 163.8 feet on the Easterly line of said part of Lot No. 51 and 165 feet on the Westerly line of Lot No. 52 to a dead line in the rear, measuring 90 feet thereon.

Being a portion of the same property conveyed by Quitclaim Deed from HTC IV 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. 20140618-0053255; a portion of Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC IV Partners, a Tennessee general partnership, as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009096 and all of General Warranty Deed from Walter T. Brandt to HTC II Partners, a Tennessee general partnership, as recorded on the 16th day of March, 2010 in Instrument No. 20100316-0019831, in the Register's Office of Davidson County, Tennessee.

TRACT FOUR; 1925 KIMBARK DRIVE, NASHVILLE, TN 37215 (MAP & PARCEL: 13102008200):

Land being located in Davidson County, Tennessee, being described as follows:

Being Lot 53 as shown on the map entitled the Map of Colonial Heights, of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to Hickman Ventures, a Tennessee general partnership, as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095977; 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 Instrument No. 20140611-0051000 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 Instrument No. 20140611-0050999, in the Register's Office of Davidson County, Tennessee.