Davidson County DEEDWARR
Recvd: 11/25/15 14:08 4 pgs
Fees:23.00 Taxes:4440.00
**20151125-0119841**

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter & Patterson<br>An Association of Attorneys<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 32733-11-2015 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.<br>Elisabeth Ross<br>Affiant<br><br>Subscribed and sworn to before me this 25th day of November, 2015.<br><br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Hardy and Elisabeth Investments, LLC<br>4420 Gerald Place<br>Nashville, TN 37209 | New Owner | Map and Parcel No.:<br>091 15 0 032 00 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, GET Investments, GP, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Hardy and Elisabeth Investments, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5319 Charlotte Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2015.

GET Investments, GP
a Tennessee general partnership

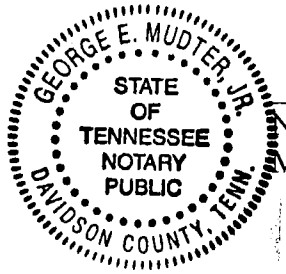
By: Elliott Investments, LLC
a Tennessee limited liability company
as its Authorized Partner

By: _____
Warren V. Elliott, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Warren V. Elliott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of Elliott Investments, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of November, 2015.




_____
Notary Public
My Commission Expires:

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plan of Re-Subdivision of H.C. Tinnell Subdivision and Hazel Allen Property, as of record in Plat Book 7900, page 850, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with that perpetual easement for parking motor vehicles as set forth and described in the deed of record in Book 9533, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GET Investments GP, a Tennessee general partnership from William T. Tinnell, as to an undivided twenty-five (25%) percent interest, Gregg B. Tinnell, as to an undivided twenty-five (25%) percent interest, Henry C. Tinnell, Jr., as to an undivided twenty-five (25%) percent interest, William T. Tinnell and Gregg B. Tinnell, Co-Trustees of the Trust established f/b/o Sandra Faye Moran, as to an undivided twenty-five (25%) percent interest, joined by William T. Tinnell and Gregg B. Tinnell, Co-Executors by order of the Last Will and Testament of H.C. Tinnell, deceased, by Special Warranty Deed dated December 30, 2008 of record in Instrument No. 20081231-0123800, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated December 30, 2008 of record in Instrument No. 20081231-0123801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years. Map and Parcel No. 091 15 0 032 00.
2. All matters appearing on the Plan of record as Book 7900, page 850, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5738, page 573, Register's Office for Davidson County, Tennessee.
5. Easement for ingress and egress of record in Book 4880, page 679, Register's Office for Davidson County, Tennessee.
6. Perpetual easement for parking motor vehicles of record in Book 9533, page 21, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

