WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(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
Brandon Tortorice and Mary Tortorice	Pinnacle Bank	
(NAME)	(NAME)	
1935 Kimbark Drive	150 3rd Ave. S, Ste. 900	131022D00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(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, **CARDINAL RESIDENTIAL VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON T. TORTORICE AND MARY CRAIG TORTORICE, 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:

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(s) 102 and Instrument No. 20150123-0006782, said Register's Office; (c) restrictive covenants of record in Instrument No. 20150123-0006782, said Register's Office; (d) Terms and provisions of Bylaws of record in Instrument No. 20150123-0006782, said Register's Office; and (e) Charter of record in Instrument No. 20150127-0007775, said Register's Office.

unimproved _
This is improved x property, known as 1935 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:T20150100636 DEEDWARR
Recvd: 11/25/15 15:07 3 pgs
Fees:18.00 Taxes:2275.13
20151125-0119937

Witness my hand this 20 day of November, 2015.

CARDINAL RESIDENTIAL VENTURES, A TENNESSEE GENERAL PARTNERSHIP

BY: THE DUNHAM I TRUST, A TRUST FORMED UNDER THE LAWS OF THE STATE OF TENNESSEE, MANAGING PARTNER

BY: _____

JAN BACHUS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jan Bachus, 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 Dunham I Trust, Managing Partner of Cardinal Residential Ventures, the within named bargainor, a Tennessee general partnership, and that she as such Trustee of The Dunham I Trust, Managing Partner of Cardinal Residential Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as Trustee of the Managing Partner.

Witness my hand and official seal at Nashville, Tennessee this. 20th day of November.

Commission expires: 12-06-2016

_____
Notary Public

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A of 1937 A AND B 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 1937 A AND B KIMBARK, a Horizontal Property Regime with Private Elements, of record as Instrument No. Instrument No. 20150123-0006782, 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 1937 A AND B 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. 20150123-0006782, 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 Cardinal Residential Ventures, a Tennessee general partnership, as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095975; 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; 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; 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 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, in the Register's Office of Davidson County, Tennessee.