WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

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

RACHEL ODOM STATE OF TENNESSEE NOTARY COUNTY OF RUTHERFORD

Notary Public

MY COMMISSION EXPIRES: 6-19-16

(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
Allan D. McLaughlin, Trustee and Thelma D. McLaughlin, Trustee	New Owner	
(NAME) 1931 Kimbark Drive	(NAME)	131-2-2A 1.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **GRAYBEAR 521 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLAN D. MCLAUGHLIN, TRUSTEE AND THELMA D. MCLAUGHLIN, TRUSTEE OF THE MCLAUGHLIN FAMILY TRUST U/A/D FEBRUARY 13, 2002,** 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 Unit A 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. 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 the same property conveyed to Graybear 521 Partners, a Tennessee general partnership by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership, of record in Instrument No. 20141010-0094393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 1130, Page 102, said Register's Office; and restrictive covenants of record in Instrument Nos. 20141103-0101347, 20141110-0103748, and 20141120-0107026, said Register's Office.

unimproved
This is improved x property, known as 1931 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:T20150110022 DEEDWARR
Recvd: 12/30/15 11:54 2 pgs
Fees:13.00 Taxes:2405.00

20151230-0131071

BOX 10-A

RETURN TO:

Witness my hand this 29 day of December, 2015.

GRAYBEAR 521 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

BY:THE BASSWOOD 22 TRUST, ITS 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 29 day of December, 2015.

Commission expires: 12-06-2016

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

Debra J. Carter

Notary Public