WARRANTY DEED

$580,000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY DAVIDSON COUNTY My Commission Expires November 5, 2019

BILL GARRETT, Davidson County
Trans:T20160004148 DEEDWARR
Recvd: 01/15/16 15:29 4 pgs
Fees:23.00 Taxes:2146.00
20160115-0004555

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
Shackleford Partners, GP	New Owner	131031U00100CO (unit A)
(NAME) 6004 Robert E. Lee Dr.	(NAME)	131031U00200CO (unit B)
(ADDRESS) Nashville, TN 37215	(ADDRESS)	1310300700 (Lot 37)
(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 VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP AND GRAYBEAR 521 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHACKLEFORD PARTNERS, GP,** 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 all matters appearing on the plan of record in Plat Book 1130, Page 102, said Register's Office; restrictive covenants of record in Instrument No. 20150513-0043894, said Register's Office; and Charter recorded at Instrument No. 20150515-0044892, said Register's Office.

unimproved X
This is improved _ property, known as 1900 &1904 A & B 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.

BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626

Witness my hand this 15 day of January, 2016.

GRAYBEAR 521 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACT I)

BY: THE BASSWOOD 22 TRUST, MANAGING PARTNER

BY: Kelly Harris

KELLY HARRIS, TRUSTEE OF THE BASSWOOD 22 TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kelly Harris, Trustee, of the Basswood 22 Trust, the managing partner of Graybear 521 Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the trustee of the Basswood 22 Trust, the managing partner of Graybear 521 Partners, the within named bargainor, a partnership, and that she as such trustee of the Basswood 22 Trust, the managing partner of Graybear 521 Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the trustee of the Basswood 22 Trust, the managing partner of Graybear 521 Partners.

Witness my hand and official seal at Nashville, Tennessee this 15 day of January, 2016.

Commission expires: 12-06-2016

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

Delsa J. Carter
Notary Public

Witness my hand this 15 day of January, 2016.

HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACT 2)

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

BY: _____

DAVID P. CRABTREE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 15 day of January, 2016.

Commission expires: 12-06-2016

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

_____
Notary Public

EXHIBIT "A"

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS A & B OF 1904 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 1904 A AND B KIMBARK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20150513-0043894, 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 1904 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. 20150513-0043894, 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 BY QUITCLAIM DEED FROM HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP TO GRAYBEAR 521 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP AS RECORDED ON THE 13TH DAY OF MAY, 2015 IN INSTRUMENT NO. 20150513-0043893, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II:

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEING LOT NO. 37 ON THE MAP ENTITLED PLAN OF COLONIAL HEIGHTS OF RECORD IN PLAT BOOK 1130, PAGE 102, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY DEED FROM HTC IV PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD AS INSTRUMENT NUMBER 20140618-0053255, DATED JUNE 5, 2014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PM