This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/28/16 14:39 2 pgs
Fees:13.00 Taxes:492.10
20160128-0008488

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of January, 2016, by and between GT Investment Holdings, LLC, a Tennessee Limited Liability Company, party of the first part, and Village Builders, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 99, as shown on the map entitled Sadler Place, of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to GT Investment Holdings, LLC by virtue of that certain Warranty Deed dated November 25, 2015, at Instrument No. 20151203-0121846 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 332, Page 31 in said Register's Office, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

GT Investment Holdings, LLC
By: Erik Elrod, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Erik Elrod, 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 Managing Member of GT Investment Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of GT Investment Holdings, LLC by himself as Managing Member.

WITNESS my hand and official seal at office this 28th day of January, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Village Builders, LLC
5533 Kendall Dr
Nashville, TN 37209

Tax Parcel No 10613019600

Property Address: 316 Leafland Ave
Nashville, TN 37210

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $133,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Frank E Zelv
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of January, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarth, 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.

Crystal Sarth
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY