BOX 10-A (1)

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160008758 DEEDWARRSP
Recvd: 02/02/16 09:28 3 pgs
Fees: 18.00 Taxes: 3206.67
20160202-0009864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $866,666.68

Charlie Lee Rutledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Volunteer Builders, LLC	New Owner	
(NAME)	(NAME)	P/O 131-2-73 & 131-2-72
134 Bella Vista Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 1928 KIMBARK FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VOLUNTEER BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Colonial Heights, of record in Book 1130, page 102, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HTC VII Partners, a Tennessee general partnership by Deed from 1928 Kimbark family Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20160125-0006455, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Colonial Heights, of record in Book 1130, page 102, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 1928 Kimbark Family Investments, LLC, a Tennessee limited liability company by Deed from HTC VII Partners, a Tennessee general partnership of record in Instrument No. 20160125-0006456, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 1130, page 102, said Register's Office.

unimproved
This is improved x property, known as Lots 28 & 29 Kimbark Dr., 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 claiming by, through or under the grantors herein, but no further otherwise. 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 1st day of February, 2016

HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

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

BY: _____

DAVID P. CRABTREE, ITS SOLE MEMBER

1928 KIMBARK FAMILY INVESTMENTS, LLC

BY:GB ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, ITS SOLE MEMBER

BY: HTC II BPI PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, ITS MANAGING PARTNER

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ITS MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, ITS 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, who, upon oath, acknowledged himself to be the sole member of David P. Crabtree Green Hills Family Investments, LLC, a Tennessee Limited Liability Company ("GHFI"), the managing partner of HTC III BPI Partners, a Tennessee General Partnership ("HTC"), with HTC acting as Managing Partner of GB Associates, a Tennessee General Partnership ("GB"), with GB being the sole member of 1928 KIMBARK FAMILY INVESTMENTS, LLC, the within named bargainor, and that he as as such Sole Member of GHFI, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of GHFI as Managing Partner of HTC, which acted as Managing Partner of GB, which acted as the Sole Member of the bargainor, by himself as such Sole Member of GHFI.

Witness my hand at Nashville, Tennessee, this the 1 day of February, 2016

Delsa J. Carter

Notary Public

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

My Commission Expires 12-06-16

Commission expires:

X

Notary Public

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 at Nashville, Tennessee, this the 1 day of February, 2016

Delsa J. Carter

Notary Public

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

My Commission Expires 12-06-16