THIS INSTRUMENT PREPARED BY:
Ticor Title Company
2275 Rio Bonito Way, Suite 160
San Diego, CA 92108

BILL GARRETT, Davidson County
Trans:T20160038822 DEEDWARRSP
Recvd: 05/10/16 11:24 4 pgs
Fees:23.00 Taxes:4625.00
20160510-0046285

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by **James David Andrews**, GRANTEE, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Granite Peak Property Investments, LP, a California limited partnership, formerly known as Granite Peak Property Investments, a California general partnership**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, his successors and/or assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Tract 7 as shown on the Plan of the Final Plat Resubdivision of Lots 6 & 7 Hermitage Market Place, of record in Plat Book 9700, Page 651, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with all easements appurtenant to the subject property and granted in: (1) that certain Declaration of Easements, Restrictive Covenants, Conditions, and Restrictions of record in Book 10202, Page 607, said Register's Office; (2) that certain Cross-Access Easement Agreement of record in Book 11093, Page 802, said Registers Office; and (3) that certain Restriction and Reciprocal Easement Agreement of record in Book 10971, Page 342, said Register's Office.

Being the same property conveyed to Granite Peak Property Investments, a California general partnership, by Quitclaim Deed of record in Instrument 20080617-0062255, 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, his successors and/or assigns, forever. And it does covenant with the said GRANTEE, that it is lawfully seized and possessed of the said land in Fee Simple; that it has a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, it's successors and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but against none other.

WITNESS the signature of GRANTOR duly affixed by its authorized officers this 6th day of ~~April~~ May, 2016.

Granite Peak Property Investments, LP,
a California limited partnership

By: The Niki Group, LLC,
a California limited liability company,
Its General Partner

By: _____
David Trakman, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On April 19th, 2016, before me Angela Sullivan, a Notary Public, personally appeared DAVID TRAKMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature

(seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 19, 2016 before me, Angela Sullivan, Notary Public
(insert name and title of the officer)

personally appeared David Trakman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANGELA SULLIVAN
Commission # 2060356
Notary Public - California
San Diego County
My Comm. Expires Mar 8, 2018

Signature _____ **(Seal)**

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT: James David Andrews

Sworn to and subscribed to before me this 26 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 1-9-18

TRACY DESIREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 1-9-18

MAP/PARCEL: 07500017100

ADDRESS OF NEW OWNERS:

James David Andrews
1626 Chickering Road
Nashville, TN 37215

SEND TAX BILLS TO:

James David Andrews
1626 Chickering Road
Nashville, TN 37215