BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046167 DEEDWARR
Recvd: 06/01/16 14:38 2 pgs
Fees:13.00 Taxes:1588.41
20160601-0055172

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $429,300.00.

Affiant

Subscribed and sworn to me on May 31, 2016.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29292SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tulane Partners, a Tennessee General Partnership 3803 Murphy Road Nashville, TN 37209	New Owner	116-12-066

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew Furst and wife, Angie Furst, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Tulane Partners, a Tennessee General Partnership, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 of Block "D" on the Plan of Woodmont Lane Homesites of record in Book 1130, page 13, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 of Block "D" fronts 90 feet on the northeasterly margin of Tulane Court and extends back 219.3 feet on the northerly line and 185.9 feet on the southerly line to a dead line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Andrew Furst and wife, Angie Furst, by Warranty Deed from John Loyd Carter and Dorel Payne Carter, of record as Instrument No. 20120530-0046763 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Mattes shown on Plan of record in Book 1130, page 13, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3802 Tulane Court, Nashville, TN 37215.

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

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 31st day of May, 2016.

Andrew Furst

Angie Furst

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 31, 2016, before me personally appeared Andrew Furst and wife, Angie Furst to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 31, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017