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Warranty Deed

BILL GARRETT, Davidson County Trans:T20160046258 DEEDWARR Recvd: 06/01/16 16:04 2 pgs Fees:13.00 Taxes:1516.63 20160601-0055276	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $409,900.00. Megan Witherspoon Affiant Subscribed and sworn to before me, this the 23rd day of May, 2016. Notary Public My commission expires: 8/8/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
SMG Realty GP, LLC	Horizon Bank, SSB	
12337 Milbank Street	1600 Congress Ave Ste 40	072-12-0D-001.00-CO
Studio City, CA	Austin, TX 78701	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARLOW BUILDERS, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMG REALTY GP, LLC,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No 1810A on the Plan of 1810 Tamanny Drive Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151008-0102958, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David Furner and Gunner D. Prince by Warranty Deed from Maebelle N. Denney, A Widow, of record in Instrument No. 20041029-0130114, Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 29, 2004.

Being a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee Limited Liability Company by Warranty deed from David Furner, Unmarried of record in Instrument No. 20150811-0080426 Register's Office for Davidson County, Tennessee, dated August 3, 2015 and recorded on August 11, 2015.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee limited liability company by Quitclaim deed from Amber Lane Development, LLC, a Tennessee limited liability company of record in Instrument No. 20151008-0102955 Register's Office for Davidson County, Tennessee, dated October 7, 2015 and recorded on October 8, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1810 A Tammany Drive, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of May, 2016.

Barlow Builders, LLC

Austin B. Pennington, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Austin B. Pennington, 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 Barlow Builders, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th ~~23rd~~ day ~~of~~ May, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017