BILL GARRETT, Davidson County
Trans: T20160055877 DEEDWARR
Recvd: 06/30/16 10:57 2 pgs
Fees: 13.00 Taxes: 2404.63
20160630-0066916

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

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
Ravi R. Sanghani	Bank of Nashville div Synovus Bank	
(NAME) 1903 Warfield Drive	(NAME) 2204 Lakeshore Dr., Ste.325	131-31-O/1.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35209	
(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, **GH RES PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAVI R. SANGHANI,** HEREINAFTER CALLED THE GRANTEES, 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 A, 1903 and 1905 Warfield, as shown in the Declaration of Covenants, Conditions and Restrictions for 1903 and 1905 Warfield, a Horizontal Property Regime with Private Elements of record in Instrument Number 20141103-0101454, Amendment to Declaration of Covenants, Conditions and Restrictions for 1903 and 1905 Warfield, a Horizontal Property Regime with Private Elements of record in Instrument Number 20141110-0103749, 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 part of the same property conveyed to GH Res Partners, a Tennessee general partnership by deed from HTC VII Partners, a Tennessee general partnership, dated October 9, 2014, of record in Instrument No. 20141010-0094388, Register's Office for Davidson County, Tennessee.

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; and restrictive covenants of record in Instrument No. 20141103-0101454 and Instrument No. 20141110-0103749, said Register's Office.

unimproved
This is improved x property, known as 1903 Warfield Drive, 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 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 hand this 28 day of June, 2016

GH RES PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

BY: THE CHICKPAGE 4 TRUST, MANAGING PARTNER

BY: _____

LISA FRANCIS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Lisa Francis, the Trustee of The Chickpage 4 Trust, the managing partner of GH Res Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Chickpage 4 Trust, the managing partner of GH Res Partners, the within named bargainor, a partnership, and that she as such Trustee of The Chickpage 4 Trust, the managing partner of GH Res Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Chickpage 4 Trust, the managing partner of GH Res Partners.

Witness my hand and official seal at Nashville, Tennessee this 28 day of June, 2016.

Commission expires: 3/7/17

_____

Notary Public

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN