BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066405 DEEDWARR
Recvd: 08/02/16 12:19 2 pgs
Fees:13.00 Taxes:2268.10
20160802-0079689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. 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
Chase G. Neely and John W. Pershall	Finworth Mortgage	
(NAME)	(NAME)	
1905 Warfield Drive	2106 Crestmoor Rd.	131-31 Q/2.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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 **CHASE G. NEELY AND JOY P. NEELY, HUSBAND AND WIFE AND JOHN W. PERSHALL, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 B of 1903 and 1905 Warfield Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1903 and 1905 Warfield Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141103-0101454 and as Amended in Instrument No. 20141110-0103749, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1903 and 1905 Warfield Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141103-0101454 and as Amended in Instrument No. 20141110-0103749, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to GH Res Partners, a Tennessee general partnership by Quitclaim 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; Previously being the same property conveyed to HTC VII Partners by deed from HTC VI Partners, dated June 13, 2014, of record in Instrument No. 20140618-0053256, 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; 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 1905 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.

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

Witness my hand this 1 day of August, 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 1 day of AUGUST, 2016.

Commission expires: 12-06-2016

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

Notary Public