This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd.
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL NEW OWNER:
David Waynick
PO Box 17116
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 12/20/16 14:23 2 pgs
Fees:13.00 Taxes:241.70
20161220-0133713

Map & Parcel : 136 130 B 0019.00CO
And 136 130 B 0020.00CO

WARRANTY DEED

This is part of a 1031 Exchange - Direct Deeding

FOR AND IN CONSIDERATION of the sum 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, GRAN, Inc. hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto David Waynick, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in Davidson County, Tennessee, Being **Unit No. 19 and Unit No. 20** as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500, Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to Gran, Inc. by Warranty Deed from Nashboro Golf Course, LLC, a Tennessee limited liability company, of record as Instrument No. 20150127-0007481 in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Instrument No. 20150930-0099500, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20150930-0099500, said Register's Office.

This is improved property known as 161 Bell Road (Unit 19), and 159 Bell Road (Unit 20), Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, heirs, and assigns, forever, and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

GRANTOR, does further covenant and bind it's self, it's successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his successors, 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 it's hand this the 30th day of September, 2016.

GRAN, Inc.

Toni Rutgerson, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Toni Rutgerson, with whom I am personally acquainted, and who acknowledged that she as Vice-President of GRAN Inc., with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2016.

CHRISTIE J. LANNOM TENNESSEE NOTARY PUBLIC My Comm Exp. June 9, 2020 COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $65,325.33.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2016.

CHRISTIE J. LANNOM TENNESSEE NOTARY PUBLIC My Comm Exp. June 9, 2020 COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires:

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF _____
On this ____ day of _____, 20____, personally appeared before me, a notary public for this county and state, _____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE
COUNTY OF Wilson
On this 20 day of December, 2016, personally appeared before me, a notary public for this county and state, Becky Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE J. LANNOM TENNESSEE NOTARY PUBLIC My Comm Exp. June 9, 2020 COUNTY OF WILSON