BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170009830 DEEDWARR
Recvd: 02/02/17 09:47 2 pgs
Fees: 13.00 Taxes: 2515.63

20170202-0011154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC 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
Caroline Watnick	New owner	
(NAME) 1902 Kimbark Drive	(NAME)	131-031-U 001.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **SHACKLEFORD PARTNERS, GP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE WATNICK AND DANIEL FABBRI, HUSBAND AND WIFE,** 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 of 1904 A and B Kimbark, a Horizontal Property regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1904 A and B Kimbark, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150513-0043894, 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 1904 A and B Kimbark, a Horizontal Property Regime with Private Elements, contained in said declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043894, 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 by Warranty Deed from HTC VII Partners, a Tennessee General Partnership and Graybear 521 Partners, a Tennessee General Partnership to Shackleford Partners, GP as recorded on the 15th day of January, 2016 in Instrument No. 20160115-0004555, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Property taxes; All matters appearing on the plan of record in Plat Book 1130, Page 102, said Register's Office; Restrictive Covenants of record in Instrument No. 20150513-0043894, said Register's Office; and Charter of Homeowners Association recorded in Instrument No. 20150515-0044892, said Register's Office.

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

unimproved
This is improved x property, known as 1902 Kimbark 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 1st day of February, 2017

SHACKLEFORD PARTNERS, GP

BY: _____

J. GREG HARDEMAN, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared J. Greg Hardeman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be authorized agent of Shackleford Partners, GP the within named bargainor, a partnership, and that he as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as authorized agent.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2017.

Commission expires: 9.18.17

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

_____
Notary Public