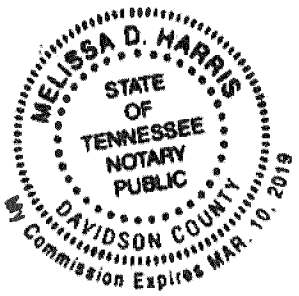
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin and Tutton, LLC-Series 6	Same as new owner	118-08-0-260.00
(NAME)	(NAME)	
243 Signal Mountain Rd.		
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37405	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/31/17 15:38 3 pgs
Fees:18.00 Taxes:1542.90
20170531-0054145

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, GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO AUSTIN AND TUTTON, LLC-SERIES 6, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSOR AND/OR 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 Lot No. 2 on the Plan of Four- Forty Center; of record in Plat Book 7900, Page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TOGETHER with the eastern half of that part of the alley that was closed by Metro Ordinance No. 097-776, of record in the Metropolitan County Court Clerk's Office, which adjoins said Lot No. 2.

Being the same property conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP by deed from NLC HOLDINGS, LLC, A TENNESEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150722-0071666, dated July 21, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet delinquent; all matters as shown on the Plan of Four- Forty Center; of record in Plat Book 7900, Page 775, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 606 Melrose Avenue, Nashville, TN 37211

(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 our hands this 30th day of May, 2017.

GT3 Properties

By: J. Patrick McKennon, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared J. Patrick McKennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of GT3 Properties, a Tennessee general partnership, to be the person who executed the foregoing instrument on behalf of GT3 Properties, a Tennessee general partnership and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 30th day of May, 2017.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/6/18

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

