THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

BILL GARRETT, Davidson County
Trans:T20170062681 DEEDWARR
Recvd: 07/21/17 12:18 5 pgs
Fees:28.00 Taxes:4943.20
20170721-0073971

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Westchase Partners, L.L.C. 148 Mimosa Drive Gallatin, Tennessee 37066	Same	095-13-0-043.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CRB PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto WESTCHASE PARTNERS, L.L.C., for the benefit of WESTCHASE SERIES 1, a series of WESTCHASE PARTNERS, L.L.C., a Tennessee limited liability company ("Grantee"), its heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1921 – 1933 Elm Hill Pike, Nashville, Tennessee 37210. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 14 day of July, 2017.

GRANTOR:

CRB PROPERTIES, LLC

By:_____
Charles Brown, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Charles Brown, 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 (or other officer authorized to execute the instrument) of CRB PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 14 day of July, 2017.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

_____
Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)

COUNTY OF Wilson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Million Three Hundred Thirty-Six Thousand and 00/100 Dollars ($1,336,000.00).

AFFIANT

Sworn to and subscribed before me, this 14th day of July, 2017.

Notary Public

My Commission Expires: 10/29/19

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled Plan of Nationwide Subdivision, of record in Book 6900, page 305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CRB Properties, LLC, a Tennessee limited liability company, by deed from Elm Hill Partners, a Tennessee general partnership, of record as Instrument No. 20071206-0141183, said Register's Office, as corrected by that certain Corrected Certificate of Acknowledgment, of record as Instrument No. 20080125-0007930, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Subject to any and all matters as shown on the survey prepared by Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, TN 37204, File Number 16018, by Phillip E. Holmes, Jr. dated December 28, 2016 and as updated on June 20, 2017 and July 9, 2017.

4. Matters as shown on the plat of record in Plat Book 6900, page 305, said Register's Office.

5. Rights of tenants in and to the Subject Property.