BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066359 DEEDWARR
Recvd: 08/02/17 11:06 4 pgs
Fees:23.00 Taxes:3552.00
20170802-0078575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF July 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Dowd Development and Design, LLC	New Owner	
(NAME) 1518 Clayton Ave.	(NAME)	Tract I:131-02-067.00 Tract II:132-02-068.00
(ADDRESS) Nashville, TN 37212	(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, **HTC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACT I) AND HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACT II)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOWD DEVELOPMENT AND DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

SEE ATTACHED EXHIBIT "A"

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

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as unimproved

1927 & 1929 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.

Witness my hand this 31 day of July, 2017

HTC PARTNERS (AS TO TRACT I)

BY: HTC BPI PARTNERS, MANAGING PARTNER

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, SOLE MEMBER

HTC VII PARTNERS (AS TO TRACT II)

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC, ITS MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, ITS SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David P. Crabtree, the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, the Managing Partner of HTC Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, the Managing Partner of HTC Partners, the within named bargainor, a partnership, and that he as such sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, the Managing Partner of HTC Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, the Managing Partner of HTC Partners.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2017.

Commission expires: 05-03-21

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

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David P. Crabtree, the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners, the within named bargainor, a partnership, and that he as such sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners.

Witness my hand at Nashville, Tennessee, this the 31 day of ~~January~~ July, ~~2016~~ 2017

Delsa J. Carter

Notary Public

My Commission Expires 05-03-21

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

EXHIBIT "A"

TRACT I:Map/Parcel #: 131-02-067.00; Address: 1927 Warfield Drive, Nashville, TN 37215

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Colonial Heights, of record in Plat Book 1130, Page(s) 102, 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 HTC Partners, a Tennessee general partnership by General Warranty Deed from Gregory W. Powell, recorded on the 14th day of August, 2007 in Instrument No. 20070814-0097099, in the Register's Office of Davidson County, Tennessee.

TRACT II:Map/Parcel #:131-02-068.00; Address: 1929 Warfield Drive, Nashville, TN 37215

Land in Davidson County, Tennessee Lot(s) 24, as shown on the map entitled Colonial Heights, of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 24 fronts 100 feet on the Easterly side of Kimbark Drive and runs back between lines, 200.7 feet on the Northerly line, 163 feet on the Southerly line to a dead line in the rear on which it measures 60 feet.

Being part of the same property conveyed by Quitclaim Deed from HTC IV Partners, a Tennessee general partnership to HTC VII Partners, a Tennessee general partnership, as recorded on the 18th day of June, 2014 in Instrument No. 20140618-0053256; Quitclaim Deed from 1929 Kimbark Partners, a Tennessee general partnership to HTC VI Partners, a Tennessee general partnership, as recorded on the 21st day of November, 2012 in Instrument No. 20121121-0107599 and General Warranty Deed from Elton R. Graves, an unmarried individual to 1929 Kimbark Partners, a Tennessee general partnership, as recorded on the 30th day of June, 2008 in Instrument No. 20080630-0067289, in the Register's Office of Davidson County, Tennessee.