BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066362 DEEDWARR
Recvd: 08/02/17 11:08 4 pgs
Fees: 23.00 Taxes: 6808.00

20170802-0078576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,840000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Volunteer Builders, LLC	Volunteer Builders, LLC	Tract I: 131-02-215.00
(NAME) 1939, 1941, 1943, & 4102 Kimbark Dr	(NAME) 134 Bella Vista Dr.	Tract II:131-02-215 Tract II:131-02-086.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Goodlettsville, TN 37072	Tract IV: 131-02-069
(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, **MOSELEY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACT I) AND HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACTS II, III & IV)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VOLUNTEER BUILDERS, 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.

unimproved
This is improved x property, known as 1939, 1941, 1943, & 4102 Kimbark Dr, 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

MOSELEY PARTNERS (AS TO TRACT I)

BY: THE FARMINGTON 3 TRUST, MANAGING PARTNER

BY: Delsa Carter, Trustee

DELSA CARTER, TRUSTEE

HTC VII PARTNERS (AS TO TRACTS II, III & IV)

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

BY: David P. Crabtree

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

Commission expires: 5/3/21

Notary Public

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Delsa Carter, Trustee of The Farmington 3 Trust, the managing partner of Mosely Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Farmington 3 Trust, the managing partner of Mosely Partners, the within named bargainor, a partnership, and that she as such Trustee of The Farmington 3 Trust, the managing partner of Mosely Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Farmington 3 Trust, the managing partner of Mosely Partners.

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

Commission expires: 5/3/21

Notary Public

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

Tract I: 1939 Kimbark Drive, Nashville, TN 37215, Map/Parcel # 131-02-215.00

Land being located in Davidson County, Tennessee, being described as follows:

Being Lot No. 56 on the map entitled Plan of Colonial Heights, of record in Plat Book 1130, Page 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 by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to Moseley Partners, a Tennessee general partnership, as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095974; part of 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. 20140618-0053255; part of Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC IV Partners, a Tennessee general partnership, as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009096 and part of General Warranty Deed from John M. Adams Jr., Elizabeth Adams Stewart, and the legal heirs of Vernon S. Adams, being Kathleen Adams, Patrick C. Adams and Peggy C. Adams to HTC II Partners, a Tennessee general partnership, as recorded on the 22nd day of May, 2009 in Instrument No. 20090522-0047580, in the Register's Office of Davidson County, Tennessee.

Tract II: 1941 Kimbark Drive, Nashville, TN 37215, Map/Parcel # 131-02-085.00

Land in Davidson County, Tennessee, being Lot No. 57, as shown on the map entitled Plan of Colonial Heights, of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 1st day of May, 2014 in Instrument No. 20140501-0036731; part of Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC IV Partners, a Tennessee general partnership, as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009096 and General Warranty Deed from Michael Haarbauer and wife, Jennifer Haarbauer to HTC II Partners, a Tennessee general partnership, as recorded on the 21st day of October, 2008 in Instrument No. 20081021-0105508, in the Register's Office of Davidson County, Tennessee.

Tract III: 1943 Kimbark Drive, Nashville, TN 37215, Map/Parcel # 131-02-086.00

Land in Davidson County, Tennessee, being Lot No. 58, as shown on the map entitled Plan of Colonial Heights, of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 1st day of May, 2014 in Instrument No. 20140501-0036731; part of Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC IV Partners, a Tennessee general partnership, as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009096 and Warranty Deed from Shannon O'Kelley, unmarried to HTC II Partners, a Tennessee general partnership, as recorded on the 25th day of November, 2008 in Instrument No. 20081125-0115540, in the Register's Office of Davidson County, Tennessee.

Tract IV: 4102 Kimbark Drive, Nashville, TN 37215, Map/Parcel # 131-02-069.00

Land in Davidson County, Tennessee, being Lot No. 25 on the map entitled Plan of Colonial Heights of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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 1st day of May, 2014 in Instrument No. 20140501-0036731; part of Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC IV Partners, a Tennessee general partnership, as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009096 and part of General Warranty Deed from David K. Wheaton and, wife Constance Ellis to HTC II Partners, a Tennessee general partnership, as recorded on the 3rd day of June, 2010 in Instrument No. 20100603-0042973, in the Register's Office of Davidson County, Tennessee.