(2)

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071157 DEEDWARR
Recvd: 08/16/17 13:42 2 pgs
Fees:13.00 Taxes:962.00
20170816-0084185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 6, 2021

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
G & G Properties II, LLC	NEW OWNER	
(NAME)	(NAME)	
115 Penn Warren Dr., #3001		091-11-05-0S-001.00 CO & 091-11-0S-002.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G & G PROPERTIES II, 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:

Land in Davidson County, Tennessee, being Units 1 and 2 of COTTAGES AT 5319 ILLINOIS AVENUE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for, COTTAGES AT 5319 ILLINOIS AVENUE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170302-0020817 and as Amended in Instrument No. 20170816-0084184, 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, COTTAGES AT 5319 ILLINOIS AVENUE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170302-0020817 and as Amended in Instrument No. 20170816-0084184, 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 the same property conveyed by Quitclaim Deed from Auburn Lane Partners, GP, a Tennessee general partnership to Auburn Lane Partners, GP, a Tennessee general partnership as recorded on the 19th day of January, 2017 in Instrument No. 20170119-0006078; Warranty Deed from Joanna M. Harris, unmarried to Auburn Lane Partners, GP, a Tennessee general partnership as recorded on the 19th day of January, 2017 in Instrument No. 20170119-0005813; Warranty Deed from Kathy D. Raines, a widow to Joanna M. Harris as recorded on the 5th day of April, 2001 in Instrument No. 20010405-0033310 and Order of Probate #01P-288, in the Register's Office of Davidson County, Tennessee.

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.

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

unimproved
This is improved x property, known as 5323 Illinois Ave. & 810 Morrow Rd., Nashville, TN 37209
(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 15th day of August, 2017

AUBURN LANE PARTNERS, GP

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

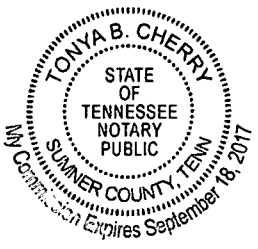
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, 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 Auburn Lane 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 15th day of August, 2017.

Commission expires:



_____
Notary Public