WARRANTY DEED

Bill Garrett Davidson County
Batch# 5190 DEEDWARR
09/27/2017 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,417.32
20170927-0098789

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,060.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TEG Properties, LLC	Pinnacle Financial Partners	
(NAME) 510 East Iris Dr. Unit C	(NAME) 2300 West End Ave.	118 07 0A 00100 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-THREE THOUSAND SIXTY AND NO/100 DOLLARS ($383,060.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DREAM GIVER INVESTMENTS, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TEG PROPERTIES, 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 Unit "A", on the Plan of Iris Court Office Condominiums, according to the Master Deed recorded as Instrument No. 20070409-0042081, as amended in Instrument No. 20141218-0116113, in the Register's Office for Davidson County, Tennessee, and more particularly described in that Plat attached to said Master Deed as Exhibit "D" and together with a 17.89% interest in the Common Elements as set forth in Exhibit "C" of said Master Deed.

Being the same property conveyed to Dream Giver Investments, L.L.C., a Louisiana limited liability company by special warranty deed from Ringmaster Enterprises, a Tennessee general partnership of record in Instrument No. 20141218-0116113 Register's Office for Davidson County, Tennessee, dated 12/15/2014 and recorded on 12/18/2014.

THIS CONVEYANCE IS MADE SUBJECT TO: further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 510 A E Iris Dr., Unit A, Nashville, TN 37215
(House No.) (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/our hand(s) this the 14th day of September, 2017

Dream Giver Investments, LLC

BY: _____
Mark Flint
Member and President of Dream Giver Investments, LLC

BY: Melinda Flint
Melinda Flint
Member and Secretary of Dream Giver Investments, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14th day of September, 2017, before me personally appeared Mark Flint, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member and President of Dream Giver Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Member and President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of September, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

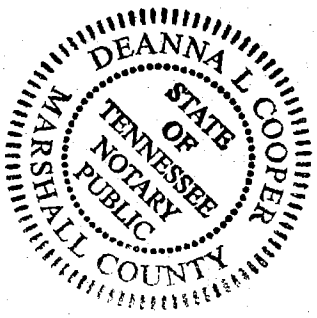
On this the 14th day of September, 2017, before me personally appeared Melinda Flint, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member and Secretary of Dream Giver Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Member and Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of September, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY