This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Ellis Investments
3312 Nolensville Pike
Nashville, TN 37211

MAP: 136 130B 002.00 CO

Bill Garrett Davidson County
Batch# 37439 DEEDWARR
12/15/2017 02:38:30 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20171215-0128134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GRAN Inc.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ellis Investments**, a Tennessee General Partnership, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in Davidson County, Tennessee, Being Unit No. 2 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500 as Amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to GRAN, Inc. by Warranty Deed from Nashboro Golf Course, LLC, a Tennessee limited liability company, of record as Instrument No. 20150127-0007481 in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Instrument No. 20150930-0099500, as amended in Instrument No.20171214-0127715, said Register's Office.
said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20150930-0099500 as amended in Instrument No. 20171214-0127715, said Register's Office.
Subject to an easement for Storm Water, in favor of Metropolitan Government of Nashville, set forth in an instrument of record in 20150423-0036517, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement for Sewer, in favor of Metropolitan Government of Nashville, set forth in an instrument of record in 20150804-0076934, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all rules and regulations of GRAN Homeowners Association and any Homeowner Association dues and/or fees,

This is improved property known as 155 Bell Road, Unit 2, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular

use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 10th day of November, 2017.

GRAN Inc.,

By: David J. Waynick, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, David J. Waynick, President of GRAN Inc., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, with the authority to do so, executed the within Warranty Deed on behalf of GRAN INC., for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00

AFFIANT

Subscribed and sworn to before me on this 10th day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

BECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13 day of December, 2017, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

201712150128134

JUNE 29, 2018