WARRANTY DEED

Bill Garrett Davidson County
Batch# 94465 **DEEDWARR**
05/18/2018 03:18:36 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20180518-0047985

B-GAMI-18-2800

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM'S EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John W. Beach, III and Lindley E. Beach	PINNACLE BANK	
(NAME) **2800 Saint Edwards Dr.**	150 3RD AVE S. SUITE 900 (NAME)	**119-10-0-116.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GAMI PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN W. BEACH, III AND LINDLEY E. BEACH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of William King Property of record in Plat at Instrument No. 20170504-0044494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gami Partners, GP, a Tennessee General Partnership by Warranty deed from William A. King and wife, Joann D. King of record in Instrument No. 20170605-0055550 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 05, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20170504-0044494, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20011212-0137321 in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2800 Saint Edwards Dr., Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th DAY OF MAY, 2018.

Gami Partners, GP, a Tennessee General Partnership

Luka Milicevic

D & J Properties of Tennessee, LLC
Partner

BY: _____
Jeff Gaw, Chief Manager

STATE OF Tennessee
County OF Davidson

On this the 15th day of May, 2018, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of GAMI PARTNERS, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of GAMI PARTNERS, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 15th day of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luka Milicevic, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212