(1)

Bill Garrett Davidson County
Batch# 100716 DEEDWARRSP
06/05/2018 01:51:24 PM 3 pgs
Fees: $18.00 Taxes: $3,085.11
20180605-0053819

Box 36

| | |
|---|---|
| ***THIS INSTRUMENT PREPARED BY:***<br>***Douglas A. Brace, Reg. #3485***<br>***ORTALE KELLEY***<br>*330 Commerce Street, Suite 110*<br>*P.O. Box 198985*<br>*Nashville, TN 37219-8985*<br>*(615) 256-9999*<br><br>***File No. 31010*** | *STATE OF TENNESSEE ]*<br>*COUNTY OF DAVIDSON ]*<br><br>*The actual consideration or value, whichever is greater, for this transfer is $833,814.00.*<br><br>*Affiant*<br><br>*SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF JUNE, 2018*<br><br>*Notary Public*<br><br>*My commission expires:* STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021 |

**Name and Address of New Owners**:

Gville, GP
7101 Sharondale Court, Suite 600
Brentwood, TN 37027

**Send Tax Bills To:**

New Owner

| **Street Address of Subject Property:** | **Map and Parcel Nos.:** |
|---|---|
| Lot 23, Northcreek Commons<br>Goodlettsville, TN 37072 | 026-6-B-023 CO |

# SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ARMED SERVICES MUTUAL BENEFIT**

**ASSOCIATION,** an unincorporated fraternal benefit association, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **GVILLE, GP,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 23, as shown on the plat entitled Replat, Northcreek Commons, Lots 23-27, of record as Instrument No. 20180531-0051929 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being a portion of the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated fraternal benefit association, by Special Warranty Deed from SC Realty, Inc., a Delaware corporation, of record in Book 10863, page 141, in the Register's Office for Davidson County, Tennessee, dated March 27, 1998.

This is unimproved property known as Lot 23, Northcreek Commons, Goodlettsville, TN 37072.

The conveyance of the above-described parcel of land is subject to the following:

1. Davidson County and Goodlettsville City real property taxes for the year 2018 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Replat, Northcreek Commons, Lots 23-27, of record as Instrument No. 20180531-0051929 in the Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**IN WITNESS WHEREOF,** the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 4th day of June, 2018.

**ARMED SERVICES MUTUAL BENEFIT ASSOCIATION**

**BY:** Brice N. Smith

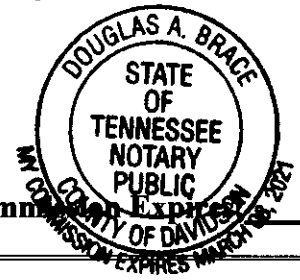
**Brice N. Smith, President**

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**STATE OF TENNESSEE]**
**COUNTY OF DAVIDSON]**

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Brice N. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** an unincorporated fraternal benefit association, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association as said President.

Witness my hand and seal, the day and year first above written.




**NOTARY PUBLIC**

**My Commission Expires:** _____

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