WARRANTY DEED

Karen Johnson Davidson County
Batch# 201870 DEEDWARR
03/05/2019 08:57:44 AM 2 pgs
Fees: $13.00 Taxes: $4,902.50

20190305-0019856

L-RTE-19-3201

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(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)
GF Office LLC	**New Owner**	
(NAME)	(NAME)	
3309 Fairmont Drive		**104-06-0-189.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **32 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GF OFFICE LLC, A FLORIDA LIMITED LIABILITY COMPANY,** 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 Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 67.5 feet on the Southerly side of West End Avenue, and runs back between lines, with the Westerly margin of 32nd Avenue South, 150 feet to an alley, measuring 67.5 feet thereon.

Being the same property conveyed to 32 Partners, a Tennessee General Partnership by General Warranty deed from James A. Crossman of record in Instrument No. 20060417-0043550 Register's Office for Davidson County, Tennessee, dated April 14, 2006 and recorded on April 17, 2006.

This conveyance is subject to:
- Taxes for the year 2019.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 15, 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: **3201 West End Avenue, Nashville, Tennessee 37203**.

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 1st DAY OF MARCH, 2019.

32 Partners, a Tennessee general partnership

BY: 32 West, Corp., a Tennessee corporation
ITS: Partner

BY: _____
Richard Bolsom
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BOLSOM, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of 32 West Corp., a Tennessee corporation, as the partner of 32 PARTNERS, a Tennessee general partnership, the within named bargainor, and that he as such President of the partner, is authorized to execute the within instrument on its behalf, for the purpose therein contained:

Witness my hand and official seal, this the 1st of March, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



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