BOX 10-A

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 267129 DEEDWARRSP
08/05/2019 03:33:44 PM 6 pgs
Fees: $33.00 Taxes: $6,253.00

20190805-0077670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF August 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Volunteer Builders, LLC	New Owner	13102008700 (as to Tract I)
(NAME)	(NAME)	
1541 Boardwalk Place		13102008800 (as to Tract II)
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		13102008900 (as to Tract III)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HTC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACT I); HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO TRACT II AND BPI GH RES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (AS TO TRACT III)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VOLUNTEER BUILDERS, 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:

SEE ATTACHED EXHIBIT "A"

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1945, 1947, 1949 Kimbark Dr., Nashville, TN 37215
(House Number) (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 claiming by, and through or under the grantor herein, but no further otherwise. 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 2nd day of August, 2019

HTC PARTNERS (AS TO TRACT I)

BY: HTC BPI PARTNERS, MANAGING PARTNER

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SOLE MEMBER

BY: _____

DAVID P. CRABTREE, SOLE MEMBER

HTC VII PARTNERS (AS TO TRACT II)

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC, ITS MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, ITS SOLE MEMBER

BPI GH RES, LLC (AS TO TRACT III)

BY: _____

DAVID P. CRABTREE, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David P. Crabtree, the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, managing partner of HTC Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, managing partner of HTC Partners, the within named bargainor, a partnership, and that he as such sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, managing partner of HTC Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC BPI Partners, managing partner of HTC Partners.

Witness my hand and official seal this 2nd day of August, 2019.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David P. Crabtree, the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners, the within named bargainor, a partnership, and that he as such sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as the sole member of David P. Crabtree Green Hills Family Investments, LLC, the managing partner of HTC VII Partners.

Witness my hand and official seal this 2nd day of August, 2019.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of BPI GH RES, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 2nd day of August, 2019.

Commission expires:

Notary Public

KEVIN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

EXHIBIT "A"

Tract I: 1945 Kimbark Drive, Nashville, TN 37215

Land in Davidson County, Tennessee, being Lot 59, as shown on the map entitled Colonial Heights, of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HTC Partners, a Tennessee general partnership by General Warranty Deed from Thomas Gene Martin and wife, Janet Dee Martin, recorded on the 2nd day of October, 2007 in Instrument No. 20071002-0117451, in the Register's Office of Davidson County, Tennessee.

Tract II: 1947 Kimbark Drive, Nashville, TN 37215

Land in Davidson County, Tennessee, being Lot No. 60 on the map entitled Plan of Colonial Heights, of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete and accurate legal description.

Being part of the same property conveyed by Quitclaim Deed from HTC IV Partners, a Tennessee general partnership to HTC VII Partners, a Tennessee general partnership as recorded on the 1st day of May, 2014 in Instrument No. 20140501-0036731; part of Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC IV Partners, a Tennessee general partnership as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009096 and General Warranty Deed from Anna Elizabeth Wilkinson, an unmarried woman to HTC II Partners, a Tennessee general partnership as recorded on the 26th day of September, 2008 in Instrument No. 20080926-0098047, in the Register's Office of Davidson County, Tennessee.

Tract III: 1949 Kimbark Drive, Nashville, TN 37215

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 61 on the Plan of Colonial Heights, as of record in Book 1130, Page 102, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from T. B. Martin and wife, Irene Y. Martin to Thomas Walker Oliphant, et ux, and James Thomas Wilkinson, et ux as recorded on the 12th day of November, 1964 in Deed Book 3831, Page 360, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from John P. Brown, Jr. to James Thomas Wilkinson and wife, Anna Elizabeth Wilkinson as recorded on the 20th day of June, 1977 in Deed Book 5161, Page 640, said Register's Office.

Being the same property conveyed by Quitclaim Deed from James Thomas Wilkinson and wife, Anna Elizabeth Wilkinson, a one-half undivided interest to Thomas Walker Oliphant and wife, Cynthia Ann Oliphant as recorded on the 20th day of January, 1993 in Deed Book 8844, Page 482, said Register's Office.

EXHIBIT "A" CONTINUED

Being the same property conveyed by Quitclaim Deed from Anna Elizabeth Wilkinson, as to her 50% to 1949 Kimbark (AW) Family Investments LLC, a Tennessee limited liability company, as to its 50% undivided interest; also from Thomas Walker Oliphant, as to his 25% to 1949 Kimbark (TO) Family Investments, LLC, a Tennessee limited liability company, as to its 25% undivided interest; and also from Cynthia Ann Oliphant, as to her 25% to 1949 Kimbark (CO) Family Investments, LLC, a Tennessee limited liability company, as to its 25% undivided interest as recorded on the 26th day of September, 2007 in Instrument No. 20070926-0114997, Scrivener's Affidavit in Instrument No. 20071023-0125429, said Register's Office.

Being the same property conveyed by Quitclaim Deed from 1949 Kimbark (AW) Family Investments LLC, a Tennessee limited liability company, as to its 50% undivided interest, 1949 Kimbark (TO) Family Investments, LLC, a Tennessee limited liability company, AND 1949 Kimbark (CO) Family Investments, LLC, a Tennessee limited liability company, as to its 25% undivided interest to BPI GH RES, LLC, a Tennessee limited liability company of record in Instrument No. 20190805-0077667, said Register's Office.