# WARRANTY DEED

Karen Johnson Davidson County
Batch# 275203 DEEDWARR
08/22/2019 10:50:54 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00

20190822-0084529

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| Marc K. Stengel and Terry H. Stengel | New Owner | |
| (NAME) | (NAME) | |
| 515 Church St., #3703 | | 131 02 113.00(Parcel A) and 131 02 161.00(Parcel B) |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37219 | | |
| (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 VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP (AS TO PARCEL A) AND 1928 KIMBARK FAMILY INVESTMENT, A TENNESSEE LIMITED LIABILITY COMPANY (AS TO PARCEL B)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARC K. STENGEL AND TERRY H. STENGEL, HUSBAND AND WIFE,** 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"**

**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 unimproved property, known as 2036 Overhill Dr.& 2028 Galbraith 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 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 6th day of August, 2019

HTC VII PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

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

BY: _____

DAVID P. CRABTREE, ITS SOLE MEMBER

1928 KIMBARK FAMILY INVESTMENTS, LLC

BY:GB ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, ITS SOLE MEMBER

BY: HTC IIIBPI PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, ITS MANAGING PARTNER

BY: DAVID P. CRABTREE GREEN HILLS FAMILY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ITS MANAGING PARTNER

BY: _____

DAVID P. CRABTREE, ITS SOLE MEMBER

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 6 day of AUGUST, 2019.

Commission expires: 05-03-21

Delsa J. Carter
Notary Public

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David P. Crabtree, who, upon oath, acknowledged himself to be the sole member of David P. Crabtree Green Hills Family Investments, LLC, a Tennessee Limited Liability Company ("GHFI"), the managing partner of HTC III BPI Partners, a Tennessee General Partnership ("HTC"), with HTC acting as Managing Partner of GB Associates, a Tennessee General Partnership ("GB"), with GB being the sole member of 1928 KIMBARK FAMILY INVESTMENTS, LLC, the within named bargainor, and that he as as such Sole Member of GHFI, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of GHFI as Managing Partner of HTC, which acted as Managing Partner of GB, which acted as the Sole Member of the bargainor, by himself as such Sole Member of GHFI.

Witness my hand and official seal this 6 day of AUGUST, 2019.

Commission expires: 05-03-21

Delsa J. Carter
Notary Public

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# EXHIBIT "A"

**Parcel A: 2028 Galbraith Drive, Nashville, TN 37215**

Land in Davidson County, Tennessee, being Lot(s) 10, of Block 1, as shown on the Map entitled Overton Hills, of record in Plat Book 843, Page(s) 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to HTC VII Partners, a Tennessee general partnership by Quitclaim Deed from HTC VI Partners, a Tennessee general partnership, recorded on the 18th day of June, 2014 in Instrument No. 20140618-0053256, in the Register's Office of Davidson County, Tennessee.

**Parcel B: 2036 Overhill Drive, Nashville, TN 37215**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block 5 on the Plan of Overton Hills, a Re-subdivision of Hollywood Place on Hillsboro Road, of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to 1928 Kimbark Family Investments LLC, a Tennessee limited liability company Investments, LLC by Warranty Deed from Sharon K. Hardy and Penny K. McCullough, recorded on the 19th day of January, 2016 in Instrument No. 20160119-0004903, in the Register's Office of Davidson County, Tennessee.