Davidson County DEEDWARR
Recvd: 07/16/07 09:03 2 pgs
Fees:13.00 Taxes:5365.00
20070716-0084077

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of July, 2007.<br><br>Notary Public<br><br>My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN<br>My Commission Expires NOV. 22, 2010 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| John and Carole Peterson<br>6216 Jocelyn Hollow Road<br>Nashville, TN 37205 | OWNER | 115-16-022.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN PETERSON AND WIFE, CAROLE PETERSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed dated August 9, 2006 from Mark McCurdy Brown of record as Instrument No. 20060811-0099344, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, pages 40 & 41, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6247, Page 181, Register's Office for Davidson County, Tennessee.

This is improved property known as 6216 Jocelyn Hollow Road, Nashville, TN 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 12th day of July, 2007.

**HR PROPERTIES OF TENNESSEE,**
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Galen Scott Haley**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of July, 2007.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010