RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/07 13:46 2 pgs
Fees:13.00 Taxes:1443.00
20071018-0123736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HR Properties of Tennessee, A Tennessee General Partnership	4219 Hillsboro Pike	
(NAME) 4219 Hillsboro Pike	(NAME) Suite 332	Map 130-08-O
(ADDRESS) #332, Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	Parcel 76
(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, **JULIA K. SANFORD AND HUSBAND, JOSEPH W. SANFORD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP** 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's office for said County.

Said Lot fronts 132 feet on the east side of Wallace Lane and runs back between parallel lines, 304 feet to a dead line.

Being the same property conveyed to Julia K. Sanford and husband Joseph W. Sanford, as tenants by the entirety by deed from Julia K. Sanford and husband Joseph W. Sanford to James Hammonds, Trustee, dated 05/10/84, recorded 05/15/84, of record in Book 6292, page 343, Said Register's office for Davidson County, Tennessee. Also see deeds of record in Book 5691, page 347, and Book 4189, page 101, SAID Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4316 Wallace Lane, Nashville, TN 37215

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 our hands this 5th day of October, 2007.

Julia K. Sanford

Joseph W. Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia K. Sanford and Joseph W. Sanford, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 5th day of October, 2007.

Commission expires:

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011