WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/08 14:19 2 pgs
Fees:13.00 Taxes:2778.70
20080328-0031457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$751,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HR Properties of Tennessee, **A Tennessee general partnership**	**SAME**	116-15-44
(NAME)	(NAME)	
4219 Hillsboro Road, Suite 332		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Alexander M. Smith III and wife, Elizabeth W. Smith**, 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:

Being Lot No. 8 on the Map of a Resubdivision of Royal Oaks Section "B," as of record in Book 1424, Page 89, Register's Office for Davidson County, Tennessee. Said Lot No. 8 fronts 180 feet on the easterly side of Royal Oaks Drive and runs back 224.9 feet on the northerly line and 224.8 feet on the southerly line, to a dead line in the rear, measuring 180feet thereon.

Being the same property conveyed to Alexander M. Smith, III and wife, Elizabeth W. Smith by deed from A.M. Smith Limited Partnership of record in Instrument No. 20040324-0033493, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **428 Royal Oaks Drive, Nashville, TN 37205**

(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 our hands this 27th day of March, 2008.

HR Properties

N/A

Alexander M. Smith III

Elizabeth W. Smith

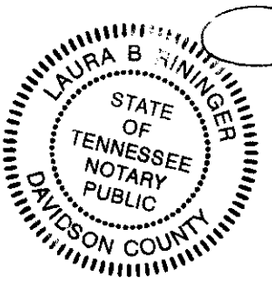
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander M. Smith III and wife, Elizabeth W. Smith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH DAY OF MARCH, 2008.

Commission expires: 3-21-09



Notary Public