File No. 281200087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ALISON L. RUTLEDGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/18/08 09:40 2 pgs
Fees:13.00 Taxes:1443.00

20081218-0121041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HanHar, LLC, a Tennessee limited liability company	NEW OWNER	161-06-0-275.00
(NAME) 13 Governors Way	(NAME)	161-06-0-274.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	161-06-0-272.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Kelton Enterprises, L.P., a Tennessee Limited Partnership, as to Tracts I and II and Ralph M. Kelton and wife, Susan W. Kelton, as to Tract III,hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto HanHar, LLC, a Tennessee limited liability company, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1: LAND in Davidson County, Tennessee, Being Lot No. 21 on the Plan of Huntington Park, Section Five, of record in Plat Book 4660, Page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Kelton Enterprises, L.P., a Tennessee Limited Partnership by Quitclaim Deed dated September 7, 2007, filed December 19, 2007, from Ralph M. Kelton and wife, Susan W. Kelton, of record by Instrument No. 20071219-0145638, Register's Office for Davidson County, Tennessee.

Tract 2: LAND in Davidson County, Tennessee, Being Lot No. 23 on the Plan of Huntington Park, Section Five, of record in Plat Book 4660, Page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Kelton Enterprises, L.P., a Tennessee Limited Partnership, by Quitclaim Deed dated September 7, 2007, filed December 19, 2007, from Ralph M. Kelton and wife, Susan W. Kelton, of record by Instrument No. 20071219-0145638, Register's Office for Davidson County, Tennessee.

Tract 3: LAND in Davidson County, Tennessee, Being Lot No. 24 on the Plan of Huntington Park, Section Five, of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Ralph M. Kelton and wife, Susan W. Kelton by Quitclaim Deed dated August 15, 2007, filed August 15, 2007, from Kelton Enterprises, LP, of record by Instrument No. 20070815-0097554, Register's Office for Davidson County, Tennessee.

Tract 1: County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Tract 2: County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Tract 3: County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 4660, Page 47, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Book 4734, Page 353, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 649,641 & 637 Huntington Ridge, Nashville, TN 37211
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of December, 2008.

Kelton Enterprises, L.P., a Tennessee Limited Partnership

By: _____
Ralph M. Kelton, Jr., General Partner

By: _____
Susan W. Kelton, General Partner

By: _____
Ralph M. Kelton, individually

By: _____
Susan W. Kelton, individually

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ralph M. Kelton, Jr. and Susan W. Kelton, with whom I am personally acquainted, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the General Partners of Kelton Enterprises, LP a Tennessee Limited Partnership and that they are authorized by Kelton Enterprises, LP, to execute this instrument on its behalf.

Witness my hand at office this 16th day of December, 2008.

Commission expires: 1-20-09

_____
Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ralph M. Kelton and Susan W. Kelton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and office this 16th day of December, 2008.

Commission Expires: 1-20-09

_____
Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 281200087

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027