# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090020624 DEEDWARR
Recvd: 03/30/09 11:08 2 pgs
Fees: 13.00 Taxes: 1988.75

20090330-0028218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Stone Family Limited Partnership** | **Same as Owner** | **MAP 86** |
| (NAME) | (NAME) | |
| **106 Wedgewood Drive** | | **PARCEL 286.00** |
| (ADDRESS) | (ADDRESS) | |
| **Carrollton, GA 30117** | | |
| (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, **HILLSBORO DEVELOPERS INC.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STONE FAMILY LIMITED 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. 2 on the Plan of the Re-subdivision of Lots 1 & 2 of Central Pike Commercial Planned Unit Development of record in Plat Book 6200, page 631, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Hillsboro Developers, Inc, a Tennessee Corporation by Special Warranty Deed from Hillsboro Property Management Co., Inc, a Tennessee Corporation and Linda F. Heflin of record in Book 7029, page 464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Plat Book 6200, page 631 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1415 Central Court, Hermitage, TN 37076**

(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 27th day of March, 2009.

Hillsboro Developers Inc.

By: Gary Waller, Pres

Gary Waller, President

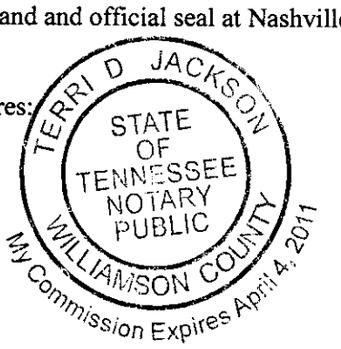
**ACKNOWLEDGMENT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Gary Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Hillsboro Developers Inc., (the "Company") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2009.

Commission expires:




Terri D. Jackson
Notary Public