BILL GARRETT, Davidson County
Trans:T20090028460 DEEDWARR
Recvd: 04/30/09 13:31 2 pgs
Fees:13.00 Taxes:1235.80

20090430-0039372

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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 $334,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April, 2009.<br><br>Notary Public<br><br>My Commission Expires: |

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| HR Properties of Tennessee<br>4219 Hillsboro Pike Suite 332<br>Nashville, TN 37215 | SAME | 130-0-59 |

# 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, **ROBERT DEDMAN, JR. AND WIFE, KATHERINE E. DEDMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being the easterly 115 feet of the westerly 150 feet of Lot No. 12 of Block "D" on the Map of the revised plan of Highlands of Belle Meade No. 2, of record in Plat Book 843, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Said part of Lot 12 fronts 115 feet on the southerly side of Cheek Road and runs back between parallel lines 175 feet to the Northerly margin of a 25 foot street.**

**Being the same property conveyed to Robert Dedman, Jr., and wife, Katherine E. Dedman, by deed dated May 19, 2006, recorded on May 19, 2006, as Instrument No. 20060519-0059388, 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. 2009 taxes, a lien 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 843, page 18, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in deed of record in Book 1812, page 463, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 1065, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as: **153 Cheek 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 Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 30th day of April, 2009.

Robert Dedman, Jr.

Katherine E. Dedman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT DEDMAN, JR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of April, 2009

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE E. DEDMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of April, 2009

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

Notary Public

My Commission Expires: _____