BILL GARRETT, Davidson County
Trans:T20090054474 DEEDWARR
Recvd: 08/10/09 13:23 2 pgs
Fees:13.00 Taxes:7011.50
20090810-0075124

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,895,000.00. Karey L. Witty **Affiant** Subscribed and sworn to before me, this 7th day of August, 2009. Notary Public My Commission Expires: **My Commission Expires May 2, 2011**

CHRISTY W IVEY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Karey and Joan Witty 428 Royal Oaks Drive Nashville, Tennessee 37205	Pinnacle National Bank 211 Commerce Street Suite 300 Nashville, TN 37201	116-15-0-044

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, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karey L. Witty and Joan W. Witty, Co-Trustees of the Amended and Restated Joan W. Witty Revocable Trust, U/A/D February 12, 2009**, 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 Lot No. 8 on the Map of Resubdivision of Royal Oaks, Section "B", as of record in Plat 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 180 feet thereon.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed dated March 27, 2008, from Alexander M. Smith III and wife, Elizabeth W. Smith of record in Instrument No. 20080328-0031457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 taxes, 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. Matters shown on the Plan of record in Book 1424, page 89, Register's Office for said County.

3. Sanitary Sewer Easement of record at book 5787, page 162, 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 is improved property known as 428 Royal Oaks Drive, 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 Grantees, their heirs and assigns, forever; and it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 7 day of August, 2009.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: Galen Scott Haley
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7 day of August, 2009.

Wesley D. Turner
Notary Public

My Commission Expires:

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