Return to: File Box 9-B
First Title and Escrow Co.
ftec file #29061

BILL GARRETT, Davidson County
Trans:T20090071369 DEEDWARR
Recvd: 10/20/09 14:50 2 pgs
Fees:13.00 Taxes:5994.00
20091020-0096968

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 $1,620,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2009.

Notary Public

My Commission Expires: 2/19/2013

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 19, 2013

Address New Owner As Follows:
Michael D. Sontag, Trustee
6039 Robin Hill Road
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
115 1200 3700

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 **MICHAEL D. SONTAG, TRUSTEE OF THE KJC 2009 REVOCABLE TRUST, DATED OCTOBER 8, 2009**, with full power to sell, convey, or encumber the property without joinder of beneficiary, 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. 3 on the Plan of West Meade Village Section "E", as of record in Plat Book 2331, Page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to HR Properties, a Tennessee general partnership by deed from Charles Martin Flood, Jr., as Executor of the Estate of Frank Callari, deceased

and Charles Martin Flood, Jr., as Successor Trustee of the Callari Family Trust, of record as Instrument No. 20071228-0148597, Register's Office for Davidson County, Tennessee. By Affidavit of Scrivener's Error the Grantee was corrected to read HR Properties of Tennessee, a Tennessee general partnership of record at Instrument No. 20080311-0024194, 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. All matters as shown on the Plan of record in Book 2331, page 77, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6039 Robin Hill 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 it covenants with the said Grantee that it is 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 binds itself, its successors 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 15th day of October, 2009.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
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 15th day of October, 2009

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

_____
Notary Public

My Commission Expires: _____