Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090078795 DEEDWARR
Recvd: 11/19/09 12:37 2 pgs
Fees:13.00 Taxes:377.23

20091119-0106609

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,955.00

John Hiam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2009.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 8-23-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSIE R. EDWARDS	First Community Mtg Inc	**060-11-0A-031.00CO**
(NAME) **405 SHADETREE COURT**	(NAME) 1610 South Church St. #A	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Murfreesboro TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SHR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSIE R. EDWARDS, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 42 on the Final Plat of Pine Ridge, Section Three, a Planned Unit Development, of record in Plat Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Southern Home Rescue, a Tennessee General Partnership, by deed from Aubrey Hiam of record as Instrument No. 20090706-0062351, Register's Office for Davidson County, Tennessee and further conveyed to SHR Properties LLC by deed of record as Instrument No. 20090721-0068291, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 6900, page 660; Declaration of Covenants, Conditions and Restrictions of record in Book 7108, page 1, Book 7396, page 837, Book 7547, page 865, Book 10886, page 791; Charter of Record in Book 7903, page 352; Open-Space of record in Book 7892, page 616 and Book 8629, page 907 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **405 SHADETREE COURT, NASHVILLE, TN 37207**
(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, her heirs and assigns forever; and we do 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 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, her 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 18th day of November, 2009.

SHR PROPERTIES LLC

By: John L. Hickman, Admin. Member

Administrative Member
SHR Properties LLC

By: Greg K. Self, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John L. Hickman and Greg K. Self,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Admin. Members of SHR Properties LLC, the within-named bargainor, a Tennessee Limited Liability Company and that they as such Admin. Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of SHR Properties LLC, by themselves as such Admin. Members.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November, 2009.

My Commission expires: AUGUST 23, 2011

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN