BILL GARRETT, Davidson County
Trans:T20100001284 DEEDWARR
Recvd: 01/07/10 10:46 2 pgs
Fees:13.00 Taxes:3570.50
20100107-0001507

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 $965,000.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2010. Notary Public My Commission Expires: 9-8-2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

Address New Owner As Follows: Brett Sweet and Meredythe Sweet 755 Bresslyn Road Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 115-03-0-071.00

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 **BRETT C. SWEET AND WIFE, MEREDYTHE A. SWEET**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Brook Meade, Section V, of record in Book 2133, page 102, 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 of Tennessee, a Tennessee general partnership by Warranty Deed from Anita W. Baltimore, Trustee of the 2003 Baltimore Family Trust of record as Instrument No. 20080325-0029906, 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. 2010 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. Matters shown on the Plan of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as: **755 Bresslyn** ROAD, NASHVILLE, TENNESSEE 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 we 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 further covenant and bind ourselves, our heirs 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 5th day of January, 2010.

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 5th day of January, 2010.

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

Notary Public

My Commission Expires: _____