# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2010.

Notary Public

CARA MONFORT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRE-10-3425

BILL GARRETT, Davidson County
Trans:T20100047264 DEEDWARR
Recvd: 08/02/10 14:16 2 pgs
Fees:13.00 Taxes:4440.00

20100802-0060487

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| H & K Investments | H & K Investments | |
| 900 Bowring Park (ADDRESS) | (NAME) 900 Bowring Park (ADDRESS) | 104-10-130.00, 130.01, |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | 130.02, 130.03, 130.04 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAY E. TARKINGTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto H & K INVESTMENTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

3425 33RD AVENUE SOUTH, NASHVILLE, TN 37212 (MAP & PARCEL 104-10-0-130.00): BEING LOT NO. 5 ON THE PLAN OF DR. R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT; OF RECORD IN BOOK 3106, PAGE 120, AS REVISED IN BOOK 3106, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

3427 33RD AVENUE SOUTH, NASHVILLE, TN 37212 (MAP & PARCEL 104-10-0-130.01): BEING LOT NO. 4 ON THE PLAN OF DR. R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, OF RECORD IN BOOK 3106, PAGE 120, AS REVISED IN BOOK 3106, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

3429 33RD AVENUE SOUTH, NASHVILLE, TN 37212 (MAP & PARCEL 104-10-0-130.02): BEING LOT NO. 3 ON THE PLAN OF DR. R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, OF RECORD IN BOOK 3106, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

3431 33RD AVENUE SOUTH, NASHVILLE, TN 37212 (MAP & PARCEL 104-10-0-130.03): BEING LOT NO. 2 ON THE PLAN OF DR. R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, OF RECORD IN BOOK 3106, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

3433 33RD AVENUE SOUTH, NASHVILLE, TN 37212 (MAP & PARCEL 104-10-0-130.04): BEING LOT NO. 1 ON THE PLAN OF DR. R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, OF RECORD IN BOOK 3106, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RAY E. TARKINGTON BY QUITCLAIM DEED FROM JANE ANDERSON TARKINGTON, EXECUTRIX OF THE JOHN FRED TARKINGTON, JR., ESTATE, PARTNER WITH RAY E. TARKINGTON IN TARKINGTON COMPANY A TENNESSEE GENERAL PARTNERSHIP, ALSO KNOWN AS TARKINGTON PROPERTY COMPANY, RECORDED ON THE 2ND DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081002-0100399, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 3106, PAGE 120; PLAT BOOK 3106, PAGE 131 AND INSTRUMENT NO. 20100728-0059166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved ( X ) property, known as 3425, 3427, 3429, 3431, 3433, 33rd Ave. S, Nashville, Tennessee 37212

(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this 23rd day of July, 2010.

Ray E. Tarkington

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray E. Tarkington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2010.

Notary Public

My Commission Expires:

(SEAL) 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903