WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062586 DEEDWARR
Recvd: 10/04/10 14:08 2 pgs
Fees:13.00 Taxes:1202.50
20101004-0079167

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HR PROPERTIES OF TENNESSEE, A Tennessee General Partnership	**HR PROPERTIES OF TENNESSEE, A Tennessee General Partnership**	**130-11-50**
(NAME)	(NAME)	
4219 Hillsboro Road #330	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wolfgang Gander and Evalyn Gander, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HR PROPERTIES OF TENNESSEE, A Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 13 on the Plan of the Carter and King Lands, as of record in Book 57, page 99, Register's Office for said County, being Lot No. 20 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the corner of Lot Nos. 19 and 20, thence with said Boulevard, southwardly 100 feet to the corner or Lot Nos. 20 and 21; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, northwardly 100 feet to the corner of Lot Nos. 19 and 20; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to Wolfgang R. Gander and wife, Evalyn T. Gander by deed from John Lynwood Chapman and wife, Elaine F. Dahl of record in Book 9365, page 720 Register's Office for Davidson County, Tennessee dated May 31, 1994. Evalyn Gander being one and the same as Evalyn T. Gander. Wolfgang Gander being one and same as Wolfgang R. Gander.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **904 Lynnwood Blvd., Nashville, TN 37205**

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 GRANTEES, 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 our hands this 30th day of September, 2010.

Wolfgang Gander

Evalyn Gander

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wolfgang Gander and Evalyn Gander, husband and wife, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF SEPTEMBER, 2010.

Commission expires:



My Commission Expires JULY 5, 2011

Notary Public