File No. 210080069

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/10 11:01 3 pgs
Fees:18.00 Taxes:519.85
20101116-0091628

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HJL, LP	Same as new owner	09504018800
(NAME) P.O. Box 140510	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, The Estate of Henry E. Scott, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto HJL, LP, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee being the southwesterly part of Lot No. 104 on the map of Bluefields, of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the south margin of the New Lebanon Road at the corner of Lots Nos. 103 and 104, the northwest corner of the property conveyed to Mrs. Elizabeth K. Roberts by deed from Harold E. Stanford and wife, of record in Book 2195, Page 469, said Register's Office; thence with her west line, southerly 224 feet, more or less, to a point in the line between Lots Nos. 104 and 36; thence with the line between said lots, westerly 55 feet to a point at the corner of Lots Nos. 103 and 104; thence with the line between said lots, northerly 225 feet to the point of beginning.

Tract 2:
Land in Davidson County, Tennessee being the easterly part of Lot No. 104 and the northeast part of Lot No. 36 on the Map of Bluefields of record in Plat Book 843, page 16, Register's Office for said County, and described as follows:
Beginning at a point in the southerly margin of the New Lebanon Pike at an iron pin at the corner of Lots Nos. 103 and 104; thence with the Pike, easterly 116.3 feet to an iron pin at the beginning of a curve; thence around the curve southeasterly 48.7 feet to an iron pin in the westerly margin of Bluefields Avenue or Spring Valley Road, and continuing with said Avenue or Road, with a curve, on a southerly direction 196.8 feet to an iron pin, and continuing with said Avenue or road, 8 feet to the corner of Lots Nos. 36 and 104, and continuing with said Road, southerly 53.2 feet to an iron pin; thence leaving said Road North 50 degrees 35' West 129.7 feet to a point in the line between Lots 36 and 104, said point being 66 feet east of the common corner of said lots; thence westerly, with the line between said lots, 11 feet; thence in a northerly direction 224 feet to the beginning.

Being the same property conveyed to Henry E. Scott and June C. Scott, husband and wife by Deed from Martha R. Bradley and Marvin F. Roberts, dated 07/31/2006 and filed for record on 08/03/2006 in Instrument 20060803-0094539, Register's Office for Davidson County, Tennessee. The said Henry E. Scott having since died, intestate on 5/25/2010 and June C. Scott having predeceased him on 1/5/2008. On July 29, 2010 the Seventh Circuit Court of Davidson County, Tennessee appointed Judy Purkey as Administrator of the Estate of Henry E. Scott.

All matters as set forth per Book 843, Page 16, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4754, Page 585, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 104 Spring Valley Road, Nashville, TN 37214
(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), HER 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), 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 11th day of November, 2010.

The Estate of Henry E. Scott

By: _____
Judy Purkey, Administrator

Attest: _____
Judy Purkey, Individually

STATE OF TN

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy Purkey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge herself to be Administrator of The Estate of Henry E. Scott, the within named bargainer, an Estate, and that Judy Purkey as such Administrator, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by Judy Purkey as Administrator.

Witness my hand at office this 11th day of November, 2010.

Commission expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

_____
Notary Public

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Judy Purkey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of November, 2010.

Commission expires: 9.2.2013

_____
Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File Number: 210080069

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

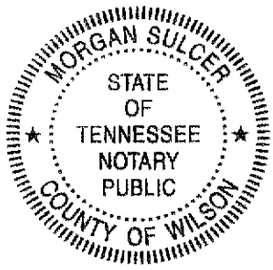
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013