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GSRVL

BILL GARRETT, Davidson County
Trans:T20110008578 DEEDWARR
Recvd: 02/09/11 15:37 2 pgs
Fees:13.00 Taxes:1665.00
20110209-0011531

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 $450,000.00. Karen N. Howard Affiant Subscribed and sworn to before me, this 9th day of February, 2011. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows: HR Properties of Tennessee, 4219 Hillsboro Road, Suite 330 Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 131010045.00

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, **SANDRA FAYE JONES, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lindawood, as of record in Book 2330, page 23, Register's Office for Davidson County, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Sandra Faye Jones and husband, Clayton Vance Cramb, Jr., as tenants by the entireties with right of survivorship, by quitclaim deed dated July 1, 2003, recorded on July 2, 2003, as Instrument No. 20030702-0091392, Register's Office for Davidson County, Tennessee. The said Clayton Vance Cramb, Jr. having died on December 8, 2003.

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. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2330, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4225 Lindawood Drive Nashville, TN 37215.**

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, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 my self, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of February, 2011.

Sandra Faye Jones

Sandra Faye Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA FAYE JONES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of February, 2011

(Seal)



Mary Birthright

Notary Public

My Commission Expires: 11-7-11