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BILL GARRETT, Davidson County
Trans:T20110023056 DEEDWARR
Recvd: 04/19/11 13:30 2 pgs
Fees:13.00 Taxes:4323.97
20110419-0030183

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 $1,168,640.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2011. Notary Public My Commission Expires: 8-2-2014

Address New Owner As Follows: Kevin Campbell and Julie Boswell 4017 Dorcas Drive Nashville, TN 37215	Send Tax Bills To: Pinnacle National Bank 150 Third Ave S, Suite 900 Nashville, TN 37201	Map-Parcel Number: 116 16 0 013.00

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 **KEVIN BLAKE CAMPBELL AND JULIE ANNICE BOSWELL, as joint tenants with right of survivorship,** 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. 12 on the Plan of Evergreen Heights, Section 2, as of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 12 fronts 89.45 feet on the westerly side of Dorcas Drive and runs back 200 feet on the northerly line and 208.3 feet on the southerly line, to a dead line, measuring 127 feet thereon.

Being the same property conveyed to HR Properties of Tennessee, by deed from David A. Hawkins and Luanne H. Hawkins of record as Instrument No. 20100701-0051487, 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. 2011 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 Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 19, as amended in Instrument No. 20090908-0084070, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4017 Dorcas 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 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 this15th day of April, 2011.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
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 15th day of April, 2011.

_____
Notary Public

My Commission Expires: _____

