WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2011

Notary Public:

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Highland Investment Properties	NEW OWNER	Parcel ID:
105 Blue Hills Ct.		08407002600
Nashville, TN 37214		

FOR AND IN 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

Jeffrey Metter and wife, Jeanne Metter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Highland Investment Properties LLC
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:

BEING Lot No. 125, on the Plan of Sunny Acres, Section Four, of record in Book 2900, Page 2, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Windemere Court, the common front corner of Lots 124 and 125; thence with the line between said lots, easterly 274.7 feet a point; thence South 49 degrees 36' East 227.25 feet to a concrete monument; thence South 76 degrees 27' West 248.1 feet to a point; the common rear corner of Lots Nos. 125 and 126; thence with the line between said two lots northwesterly 299.2 feet to a point in the southeasterly margin of Windemere Court; northeasterly 31.92 feet to the point of beginning.

Being the same property conveyed to Jeffrey Metter, married, by deed from John E. Cornwell and wife, Mildred C. Cornwell, of record in Instrument 200004130037556, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2910, Page 86, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 2, said Register's Office.

Power of Attorney of record in Instrument 20110603 0042749, said Register's Office.

The said Jeanne Metter joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 2909 Windemere Ct., Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20110033342 DEEDWARR
Recvd: 06/03/11 13:30 2 pgs
Fees:13.00 Taxes:166.50
20110603-0042750

Witness our hands this 20th day of May, 2011.

Jeffrey Metter by Jeanne Lee Harris Metter Attorney-in-Fact

Jeffrey Metter
By: Jeanne Lee Harris Metter,
/Attorney-in-Fact

Jeanne Metter

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, Jeanne Lee Harris Metter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jeffrey Metter as his Attorney in Fact as the free act and deed of the within named Jeffrey Metter.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Jeanne Metter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2011.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.