Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hilldale Partners One Hilldale Partners Two 3704 Hobbs Road Nashville, TN 37215	New Owner	117-09-0-137.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2011.

Notary Public

My Commission Expires:
(Affix Seal)

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20110051399 DEEDWARR
Recvd: 08/22/11 08:15 2 pgs
Fees:13.00 Taxes:1517.00
20110822-0064552

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **John Lovell, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Hilldale Partners One, a Tennessee general partnership, and Hilldale Partners Two, a Tennessee general partnership ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 2 as shown on the Plan of Resubdivision of Lot 9 Woodmont Estates, of record in Instrument No. 20070509-0055712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a part of the same property conveyed to J.T. Lovell and wife, Ruby Lovell, by Warranty Deed from Hayes A. Noel and wife, Vance W. Noel, dated July 15, 1949, of record in Book 1881, page 389, Register's Office for Davidson County, Tennessee. Said J.T. Lovell having since died leaving Ruby Lovell as surviving tenants by the entirety. The said Ruby Lovell died on April 12, 2006 and Pursuant to the Affidavit of Inheritance of Real Estate recorded in Instrument No. 20070302-0025748, Register's Office for Davidson County, Tennessee, said property was conveyed to John Lovell.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **3700 Hilldale Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **August, 2011.**

GRANTOR(S)

John Lovell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John Lovell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **19th** day of **August, 2011.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013