WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

X _____
Affiant

Subscribed and sworn to before me, this 6 day of December, 2011

_____
Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Warner	New Owner	72-5
(NAME)	(NAME)	(MAP)
714 Falcon Drive		18.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, that Richard M. Hilton & Associates, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Robert A. Warner and ~~wife,~~ Suzanne G. Warner, *hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

*as tenants in common

LAND in Davidson County, TN, BEING Lot No. 2-B, on the Plan of Hale's Industrial Subdivision, of record in Plat Book 6050, page 319, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the property conveyed to Hale Mfg. Co., Inc. and Richard M. Hilton & Associates, Inc., by deed dated July 2, 1979, from Granvill B. Hale, Jr. and wife, Gloria P. Hale, of record in Book 5463, page 328, Register's Office for Davidson County, TN. Pursuant to Articles of Merger of record in Book 5766, page 278, said Register's Office, the said Hale Mfg. Co., Inc. merged with and into Richard M. Hilton & Associates, Inc.

This conveyance is subject to the taxes for the current year and subsequent years which have been assumed by the herein Grantee; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as: 2001 Pittway Drive, Nashville, Tennessee

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 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 my/our hand(s) this 6th day of December, 2011.

Richard M. Hilton & Associates, Inc.

By: _____
Richard M. Hilton, President

BILL GARRETT, Davidson County
Trans:T20110077267 DEEDWARR
Recvd: 12/07/11 10:06 2 pgs
Fees:13.00 Taxes:1110.00
20111207-0095395

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard M. Hilton with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Richard M. Hilton & Associates the within named bargainer, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said Richard M. Hilton as such President.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 6th day of December,))2011.

Notary Public

My Commission Expires:

