BILL GARRETT, Davidson County
Trans:T20110080967 DEEDWARR
Recvd: 12/21/11 15:51 4 pgs
Fees:23.00 Taxes:4440.00
20111221-0099863

THIS INSTRUMENT PREPARED BY:
Aaron R. Kaalberg
c/o H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map and Parcel Number
Hill Southeast, LLC c/o H.G. Hill Realty Company 3011 Armory Drive, Suite 130 Nashville, Tennessee 37204	Same	Map 105-13 Parcels 208, 209 and 210

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, **SHARON M. BURKEEN**, a married woman and a Tennessee resident ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **HILL SOUTHEAST, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto (the "Property"). Wayne T. Burkeen, spouse of Grantor, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in the Property, or may hereafter acquire, including, but not limited to, homestead, equity of redemption, any interest in the Property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

The Property is improved property located at 2308-2312 12th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters listed on Exhibit B attached hereto, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[signature page follows]

WITNESS my hand this 20TH day of December, 2011.

Sharon M. Burkeen

Sharon M. Burkeen

Wayne T. Burkeen

Wayne T. Burkeen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sharon M. Burkeen and Wayne T. Burkeen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20TH day of December, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My Commission Expires: JULY 8, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,200,000.

Affiant

Sworn to and subscribed before me this 20TH day of December, 2011.

Notary Public

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

My Commission Expires: 9/9/14

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Parcel 210 of the Plan of the Consolidation of Metro Map 105-13, Parcels 208, 209 and 210, Twelfth Avenue South, as shown on Plat of record as Instrument No. 20111216-0097948, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sharon M. Burkeen of record in Instrument Number 20070622-0074839 and in Instrument Number 20070622-074838, less and except a 2 foot wide right-of-way dedication along Twelfth Avenue South.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2012 and future years, which are not yet due and payable.

2. All matters on shown on the Plat of record as Instrument No. 20111216-0097948, Register's Office for Davidson County.