WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE .

Notary Public

MY COMMISSION EXPIRES: 3/3/14

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc A. Thompson	SunTrust Mortgage, Inc.	049160a06400co
(NAME)	(NAME)	
1317 Rock Creek Trace	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120020721 DEEDWARR
Recvd: 03/22/12 10:55 2 pgs
Fees:13.00 Taxes:312.65
20120322-0024306

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SHR Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc A. Thompson, Unmarried, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 24 on the Plan of Willow Trace Subdivision, Phase Two, of record in Book 7900, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed on September 28, 2011 to SHR Properties, LLC by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington, D.C. by and through its authorized signatory, Ofori & Associates, P.C., of record in Instrument No. 20110930-0075833, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 7777, PAGE 162, BOOK 7777, PAGE 180, BOOK 7843, PAGE 791, AND BOOK 8023, PAGE 692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE TWO, OF RECORD IN BOOK 7900, PAGE 46, AND AS AMENDED IN BOOK 9993, PAGE 762, SAID REGISTER'S OFFICE,; SUBJECT TO DEEDS OF CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DEPARTMENT OF WATER AND SEWERAGE SERVICES IN BOOK 8377, PAGE 857, BOOK 8377, PAGE 952, BOOK 9698, PAGE 35, AND BOOK 9698, PAGE 180, SAID REGISTER'S OFFICE;

unimproved ☐

This is improved ☑ property, known as 1317 Rock Creek Trace, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hand this 20th day of March, 2012.

SHR PROPERTIES, LLC BY:

Greg K. Self, Administrative Member

John L. Hickman, Administrative Member

State of Tennessee

County of Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John L. Hickman and Greg K. Self, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon their oaths, acknowledged themselves to the Administrative Members of SHR PROPERTIES, LLC, a Tennessee Limited Liability Company, and that they as such Administrative Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as Administrative Members.

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of March, 2012.

Commission expires: 3/3/2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115