File Box 24 B

This Instrument Prepared By:
**TITLE ESCROW OF BRENTWOOD, INC.**
**5111 Maryland Way, Ste. 205**
**Brentwood, TN 37027**
**(615)221-0032**

***ADDRESS NEW OWNER:***
HJL, LP
P. O. Box 140510
Nashville, TN 37214

***SEND TAX BILL:***
HJL, LP
P. O. Box 140510
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20120026479 DEEDWARRSP
Recvd: 04/11/12 14:24 3 pgs
Fees:18.00 Taxes:447.70
20120411-0031103

***MAP AND PARCEL:***
08412006400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 121,000.00.

HJL, L.P.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2012.

NOTARY PUBLIC

ANN B. WADDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Donald Carl Merryman and Janice Lynn Shepherd, individually as heirs and as Co-Executors to the Estate of Mary Moore Merryman**, has this day bargained and sold, and do hereby transfer and convey unto **HJL, LP, a Tennessee limited partnership,** its and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 2416 Dennywood Drive, Nashville, TN 37214.

And now **Donald Carl Merryman and Janice Lynn Shepherd, individually as heirs and as Co-Executors to the Estate of Mary Moore Merryman,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **HJL, LP, a Tennessee limited partnership,** its and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of April, 2012.

**Estate of Mary Moore Merryman**

By: _____
Donald Carl Merryman, Individually as an Heir and Co-Executor

By: _____
Janice Lynn Shepherd, Individually as an Heir and Co-Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Donald Carl Merryman and Janice Lynn Shepherd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are **individually as the heirs and as Co-Executors to the Estate of Mary Moore Merryman**. the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 2012.

_____
NOTARY PUBLIC

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/12

File No.: 2012-043

# EXHIBIT A

Being Lot No. 138 on the plan of Maplecrest of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse Thomas Merryman, Jr. and wife, Mary M. Merryman by deed from Lowell Walker dated June 27, 1951, of record in Book 2012, page 164, Register's Office for Davidson County, Tennessee. Jesse Thomas Merryman, Jr. having since died on November 9, 1978 vesting property in Mary M. Merryman as surviving spouse. Mary M. Merryman, a/k/a Mary Moore Merryman and Mary Francis Merryman having since died December 7, 2011, testate. The Last Will and Testament was entered into The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-19. Said Will willed her Estate to her two (2) children, Donald Carl Merryman and Janice Lynn Merryman Shepherd and further appointed them as Co-Executor.

## EXHIBIT B

Subject to 2012 taxes, prorated and assumed by the Grantees: Subject to all matters as set out on the plan of record in Book 1835, page 27-28; to the restrictive covenants as set out in Book 1874, page 452; to Public Utility Easement located on the rear property line as set out in Book 2012, page 164; to Sanitary Sewers and/or Storm Drainage Easement as set out in Book 4888, page 680, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all claims, debts, and unpaid taxes against The Estate of Mary Moore Merryman. This property is being sold as is.