WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HJL, L.P.	HJL, L.P.	08414008000
(NAME)	(NAME)	
PO BOX 14050	PO BOX 14050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, we, **Vicki Murray Petrone and Leo Wilkerson Jr. and Robert Lynn Wilkerson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **HJL, L.P.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 21, on the plan of Walnut Grove, of record in Plat Book 2133, Page 87, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Leo Wilkerson and wife, Eloise O. Wilkerson by Deed from Mayfair Homes, Inc., dated 4/18/1955 and filed for record on 4/21/1955 in Book 2396, Page 127, Register's Office for Davidson County, Tennessee. The said Leo Wilkerson died on February 5, 1968. The said Eloise O. Wilkerson aka Eloise Graves died intestate on 5/10/2011 leaving Vickie Murray Petrone, Leo Wilkerson, Jr. and Robert Lynn Wilkerson as her sole heirs at law as evidenced in the affidavit of heirship filed simultaneously herewith.

20120418-0033125

The said Eloise O. Wilkerson having since remarried prior to her death is also known as Eloise Graves.

Eloise O. Wilkerson and Eloise Graves is one in the same person.

All matters as set forth per Plat Book 2133, Page 87, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 238 Barker Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-8096
SMG TN Warranty Deed

Davidson County DEEDWARR
Recvd: 04/18/12 12:55 3 pgs
Fees:18.00 Taxes:425.50
20120418-0033126

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 13th day of April, 2012.

Vicki Murray Petrone
Vicki Murray Petrone

Leo Wilkerson Jr.
Leo Wilkerson Jr.

Robert Lynn Wilkerson
Robert Lynn Wilkerson

State of Tennessee
County of Wilson

Personally appeared before me Vicki Murray Petrone, Leo Wilkerson Jr., and Robert Lynn Wilkerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2012.

Tracey Trumphour
Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

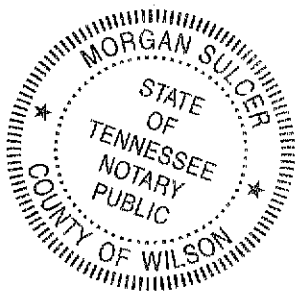
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013