RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 50672
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120045042 DEEDWARR
Recvd: 06/19/12 08:50 2 pgs
Fees:13.00 Taxes:5392.22
20120619-0053475

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,457,357.00. Affiant Subscribed and sworn to before me this 15th day of June, 2012. Notary Public My commission expires: GEORGE E. MOUTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lee Turner and Leah Turner 4514 Beacon Drive Nashville, TN 37215	Nashville Bank & Trust 4525 Harding Rd #300 Nashville, TN 37205	130 11 0 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEAH TURNER AND HUSBAND, LEE TURNER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, Block "P", as shown on the map entitled Resubdivision Of Lot 7, Section 3, Block "H" And Lot 8, Section 4, Block "P", Tyne Meade Subdivision, of record in Instrument No. 20110513-0036901, 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 to HR Properties of Tennessee, a Tennessee general partnership, by deed from Clint E. Newman and wife, Lacey E. Newman, dated August 1, 2001, recorded as Instrument No. 201108030059755, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20110513-0036901, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4514 Beacon Drive Nashville, TN 37215.**

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 we covenant with the said Grantees 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 15th day of June, 2012.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Galen Scott Haley**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of June, 2012.

_____
Notary Public

My Commission Expires: _____

