BILL GARRETT, Davidson County
Trans:T20120047210 DEEDWARR
Recvd: 06/27/12 08:44 2 pgs
Fees:13.00 Taxes:4869.20

20120627-0056140

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 $1,316,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2012. Notary public My commission expires: 9/8/13

PATRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brandon Edwards and Michele Edwards 2708 Valley Brook Place Nashville, TN 37215	new owner	11709004800

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 **BRANDON EDWARDS AND WIFE, MICHELE EDWARDS,** 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 No. 8 on the Map of the Re-Subdivision of a part of Block 8 of the Woodmont Estates, of record in Book 974, page 29, as shown on the Plan of Woodmont Estates No. 2 of record in Book 1130, page 99, Register's Office for said County.

Said Lot No. 8 fronts 200 feet on the northerly side of Valley Brook Place, and runs back 311 feet on the westerly line and 332 on the easterly line to a dead line on which it measures 120 feet.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Jack G. Bradshaw, Jr., Ona Lee Bradshaw and Jamie Gray Bradshaw, Co-Trustees of the Bradshaw Family Trust u/w/o Nancy Bullock Bradshaw, deceased, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any other party, of record at Instrument No. 20110519-0038308, 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 in Book 974, page 29, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4164, page 965, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2708 Valley Brook Place, 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 22nd 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 22nd day of June, 2012.

MARCY FELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 23, 2013

_____
Notary Public

My Commission Expires: _____

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