BILL GARRETT, Davidson County
Trans:T20120051816 DEEDWARR
Recvd: 07/13/12 13:31 3 pgs
Fees:18.00 Taxes:1480.00
20120713-0061798

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 $400,000.00. AFFIANT Subscribed and sworn to before me this 12th day of July, 2012. Notary Public My Commission Expires: November 5, 2014

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
HR Properties of Tennessee 4219 Hillsboro Road, #330 Nashville, TN 37215	SAME	13008006600

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA G. PIERCE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the

Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Sneed Estates, of record in Book 2133, pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SAID Lot No. 50 fronts 131. feet on the westerly margin of Wallace lane and extends back between parallel lines 305.5 feet to a dead line.

Being the same property conveyed to Lisa A. Pierce by quitclaim deed from Rice Alexander Pierce, Jr., dated April 22, 2002, of record in Instrument No. 20020508-0056588, 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 Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4323 Wallace Lane 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 Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of July, 2012.

Lisa G. Pierce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA G. PIERCE, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of July, 2012

Notary Public

My Commission Expires: _____

