BILL GARRETT, Davidson County
Trans:T20120074727 DEEDWARR
Recvd: 10/02/12 16:17 2 pgs
Fees:13.00 Taxes:1387.50
20121002-0090128

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 $375,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2012. Notary Public My Commission Expires:

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

Address New Owner As Follows: HR Properties of Tennessee, a Tennessee general partnership 814 Lynnwood Blvd. Nashville, TN 37205	Send Tax Bills To: HR Properties of Tennessee, a Tennessee general partnership 4219 Hillsboro Rd., #330 Nashville, TN 37215	Map-Parcel Number: 130-11 047

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, **JONATHAN M. SKEETERS AND WIFE, KRISTINA R. SKEETERS**, hereinafter called the Grantors, have 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 the 7th, formerly the 11th Civil District of said County, being Lot No. 17 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the corner of Lots Nos. 17 and 18, said point being 700 feet north of the northerly margin of Forsythe Place; thence with said Boulevard, northwardly 100 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, southwardly 100 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property as conveyed to Jonathan M. Skeeters and wife, Kristina R. Skeeters by Warranty Deed dated September 12, 2003, from Thomas A. Tunnicliffe and

wife, Laura G. Tunnicliffe, recorded on September 18, 2003, of record in Instrument# 20030918-0138451, in the 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. All matters as shown on the unrecorded subdivision plat of Tyne Meade, Section 2.

2. Property is subject to an easement for public utilities across the rear of the premises as contained in the Deeds of record in Book 1679, page 167 and in Deed Book 1338, page 205, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **814 Lynnwood Blvd., Nashville, TN 37205**.

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 we covenant with the said Grantee 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 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 2nd day of October, 2012.

JONATHAN M. SKEETERS

KRISTINA R. SKEETERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN M. SKEETERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2012

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTINA R. SKEETERS**, 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 2nd day of October, 2012

Notary Public

My Commission Expires: _____

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