WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-9-13

(AFFIX SEAL)

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM

R-MK-12-2505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HR Properties of Tennessee	HR Properties (NAME)	
2505 Vaulx Lane	4219 Hillsboro Rod #330	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	118-02-0-003.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JEFF MIDDLEBROOKS AND MEREDITH FREEMAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HR PROPERTIES OF TENNESSEE, A GENERAL PARTNERSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF BRANSFORD REALTY COMPANY'S MONTROSE PARK SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 25, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. HYDE AND WIFE, KATHERINE J. HYDE BY WARRANTY DEED FROM KIRK P. LEE AND WIFE, ESTELENE J. LEE, RECORDED IN BOOK 3971, PAGE 684, IN THE REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 2, 1965. CHARLES E. HYDE DIED SEPTEMBER 5, 1969 LEAVING KATHERINE J. HYDE AS SURVIVING TENANT BY THE ENTIRETY. KATHERINE J. HYDE DIED MARCH 16, 2007, HAVING DEVISED SAID PROPERTY BY LAST WILL AND TESTAMENT (NOT PROBATED) TO HER MOTHER, SANDRA LOUISE CALDWELL AND HER SON, CLIFFORD L. JONES. SANDRA LOUISE CALDWELL DIED INTESTATE APRIL 17, 2008 LEAVING THE SAID CLIFFORD L. JONES AS HER SOLE HEIR PUSUANT TO AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20121127-0108886, REIGSTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CLIFFORD L. JONES HAVING SINCE CONVEYED SAID PROPERTY TO JEFF MIDDLEBROOKS AND WIFE, MEREDITH FREEMAN BY WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20090225-0016765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 20, 2009.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 547, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2505 Vaulx Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20120090311 DEEDWARR
Recvd: 11/27/12 15:05 2 pgs
Fees:13.00 Taxes:765.90

20121127-0108887

Witness my/our hand(s) this 20th day of November, 2012.

Jeff Middlebrooks

Meredith Freeman

STATE OF Tennessee
COUNTY OF Davidson

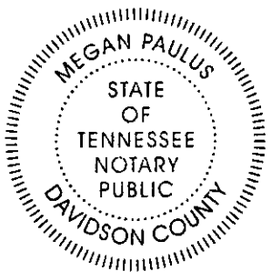
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Middlebrooks and Meredith Freeman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903