WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

HJL, L.P. GP

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
HJL, L.P.	NEW OWNER	Parcel ID:
PO Box 140510		09504003400
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas M. Thorburn and wife, Kellie L. Thorburn

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
HJL, L.P.
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being a part of the Old William Nichol tract of land, and described as follows:

Beginning at a point in the center line of McGavock, formerly Merritt Lane, opposite an iron post set in concrete on the west side of said lane at the Southeast corner of the property that was conveyed to H.L. Simpson by deed of record in Book 564, Page 1, Register's Office for said County; thence North 6 degrees East 175 1/2 feet to a point in the center line of said Lane opposite a hackberry on the west margin of said Lane; thence South 84 degrees 50' West 276 1/2 feet to a post; thence South 6 degrees 20' East 188 feet to a stake in the north line of the McFarland Land; thence North 82 degrees 5' East, along the north line of the same, 237 1/2 feet to the point of beginning.

BEING the same property conveyed to Thomas M. Thorburn and Kellie L. Thorburn by deed from Rayburn N. Yarborough and LaDonna T. Yarborough, of record in Instrument 20010531-0056764, dated May 25, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 222 McGavock Pike, Nashville, TN 37214

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 do 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 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 GRANTEES, 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.

Witness our hands this 4th day of January, 2013.

Thomas M. Thorburn

Kellie L. Thorburn

BILL GARRETT, Davidson County
Trans:T20130001461 DEEDWARR
Recvd: 01/07/13 10:33 2 pgs
Fees:13.00 Taxes:832.50

20130107-0001728

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas M. Thorburn and Kellie L. Thorburn, 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 at Nashville, Tennessee, this 4th day of January, 2013.

My Commission Expires: 8/23/16

Notary Public

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