Davidson County DEEDWARR
Recvd: 02/01/13 09:57 3 pgs
Fees:18.00 Taxes:1221.00
20130201-0010620

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 $330,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2013. Notary Public My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
HR Properties of Tennessee 4219 Hillsboro Road, Suite 330 Nashville, TN 37215	SAME	117-12-0-114.00

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, **JEAN O. HOFFMAN, TRUSTEE U/A/D APRIL 21, 1997 OF THE HOFFMAN JOINT REVOCABLE LIVING TRUST**, with full power to grant, mortgage and convey without the joinder of any beneficiary, 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. 17 and the easterly 25 feet of Lot No. 16 of Block "A" on the Plan of Galecrest Subdivision No. 2, as of record in Book 843, page 30, Register's Office for said County.

Said Lot No. 17 and part of Lot No. 16 front together 100 feet on the northerly side of Clairmont Place and run back 206 feet on the easterly line and 206.8 feet more or less, on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Jean O. Hoffman by deed from Charles F. Ford and wife, Mattie Henry Ford of record at Book 5251, page 468, Register's Office for Davidson County, Tennessee. By quitclaim deed dated April 21, 1997, Jean O. Hoffman conveyed subject property to Ira L. Hoffman and wife, Jean O. Hoffman, Trustees U/A/D April 21, 1997 of the Hoffman Joint Revocable Living Trust of record at Book 10435, page 905, Register's Office for Davidson County, Tennessee. The said Ira L. Hoffman having died on May 13, 1998.

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. 2013 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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

3. Easement for setting electric light poles and/or telephone poles as set out in deed of record in Book 1021, page 192, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1490 Clairmont, 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 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 31st day of January, 2013.

Jean O. Hoffman, Trustee of the
Hoffman Joint Revocable Living Trust

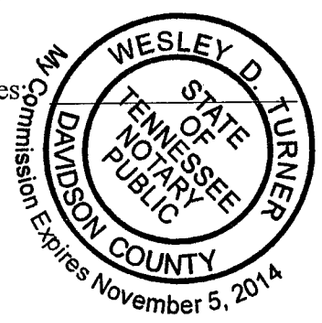
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEAN O. HOFFMAN, TRUSTEE**, of the Hoffman Joint Revocable Living Trust 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 31st day of January, 2013

Notary Public

My Commission Expires:



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

