WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd** day of **February, 2013,** by and between **Victor Bishara,** party of the first part, and **HRG Property Management LLC,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville,,** County of **Davidson,** State of **TN.**

Land in Davidson County, Tennessee being Lot No. 57 on the Map of T.M. Nall's Subdivision of Lots in the B.F. Cockrill Farm, as of record in Book 421, Page 63, in the Register's Office for said County. Said lot 57 fronts 200 feet on the Southerly side of Deal Avenue and runs back between parallel lines 185 feet to a dead line.

Being the same property conveyed to the Grantor herein by Warranty Deed of Record at Instrument Number 20120330-0027070 in said Register's Office.

Parcel #: 091-09-0-169.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

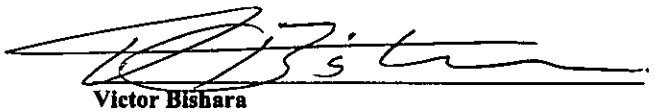
and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20130017896 DEEDWARR
Recvd: 03/05/13 09:18 3 pgs
Fees:18.00 Taxes:140.60
20130305-0021737

2/13

WITNESS the signature of the party of the first part the day and year first above written.

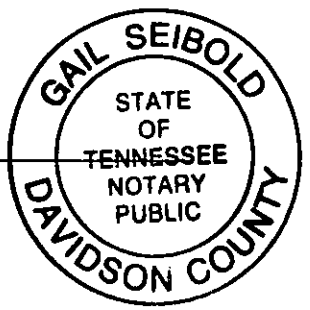


Victor Bishara

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victor Bishara** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **22nd** day of **February, 2013.**



Notary Public

My commission expires: 12/6/16

****

Property address:

5923 Deal Avenue

Nashville, TN 37209

Owner's name:

HRG Property Management LLC

1418 Lady Nashville Ct

Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)

HRG Property Management LLC

1418 Lady Nashville Ct

Hermitage, TN 37076

This instrument prepared by:

Southern Trust Title Company

6465 Quail Hollow, Suite #401

Memphis, TN 38120

File No.: 2903951

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$38,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **22nd** day of **February, 2013.**

Notary Public

My Commission Expires: 12/2/16

GAIL SEIBOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(FOR RECORDING DATA ONLY)