Record &
RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN132869

BILL GARRETT, Davidson County
Trans:T20130030204 DEEDWARR
Recvd: 04/12/13 13:33 3 pgs
Fees:18.00 Taxes:1605.99
20130412-0036562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,050.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: April 12, 2015

KAREN MCCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn A. Hawley et ux 1209 Lillian Street Nashville, TN 37206	Same address as new owner	083 13 0 119.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Four Thousand Fifty and 00/100 Dollars ($434,050.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **A & C INVESTMENTS, LLC AND TENNESSEE REGIONAL HOLDING, LLC,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **SHAWN A. HAWLEY AND WIFE, CHERYL L. HAWLEY,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the southerly 103 feet of Lot No. 103 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said part of Lot No. 103 fronts 50 feet on the northerly side of Lillian Street and runs back between parallel lines 103 feet to a dead line.

Being the same property as conveyed to A & C INVESTMENTS, LLC and TENNESSEE REGIONAL HOLDING, LLC by Warranty Deed from LSP, L.L.C., by Brendan C. Donelson, Managing Member, dated August 22, 2012, recorded August 29, 2012 at Instrument Number 20120829-0078215, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 1209 Lillian Street, Nashville, TN 37206.

This conveyance is made subject to all matters as shown on plat of record in Book 21, page 147; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 4th day of April, 2013.

A & C INVESTMENTS, LLC

BY: _____
STUART ARNOLD, MEMBER

TENNESSEE REGIONAL HOLDING, LLC

BY: _____
JUSTIN HICKS, MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4th day of April, 2013, before me, appeared Stuart Arnold, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of A & C Investments, LLC, and that said instrument was signed in behalf of said A & C Investments, LLC, and said Stuart Arnold acknowledged said instrument to be the free act and deed of said A & C Investments, LLC.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4th day of April, 2013, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of Tennessee Regional Holding, LLC, and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said Justin Hicks acknowledged said instrument to be the free act and deed of said Tennessee Regional Holding, LLC.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/29/14

