WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

BILL GARRETT, Davidson County
Trans: T20130034051 DEEDWARR
Recvd: 04/25/13 11:45 2 pgs
Fees: 13.00 Taxes: 175.75
20130425-0041187

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
HR Properties of Tennessee	NEW OWNER	081-08-0
(NAME)	(NAME)	(MAP)
4219 Hillsboro Road, Suite 330		184.00 AND 183.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Floyd Thomas Bennett III and Judy Ann Bennett Miller**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **HR Properties of Tennessee, a Tennessee general partnership**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 415 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.
Said Lot No. 415 fronts 50 feet on the easterly side of 8th Avenue North and runs back between parallel lines 160 feet to an alley.

INCLUDED in the above described property but specifically EXCLUDED herefrom is a tract of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways, together with all right of ingress or egress to from and across the same to and from abutting land, by Warranty Deed of record in Book 4163, page 432, Register's Office for Davidson County, Tennessee, and to which deed reference is hereby made for a more complete description.

INCLUDED in the above described property but specifically EXCLUDED herefrom is a tract of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways, together with all right of ingress and egress to, from and across the same and to and from abutting lands, by Warranty Deed of record in Instrument Number 20060427-0048019, Register's Office for Davidson County, Tennessee, and to which deed reference is hereby made for a more complete description.

Being part of the same property conveyed to Floyd Thomas Bennett, III and Judy Ann Bennett Miller by Quitclaim Deed from John R. Reynolds, Trustee, of record in Book 6624, page 919, Register's Office for Davidson County, Tennessee, dated August 2, 1985 and recorded August 7, 1985.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 417 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.
Said Lot No. 417 fronts 50 feet on the east side of 8th Avenue North and runs back between parallel lines 160 feet to an alley.

INCLUDED in the above described property but specifically EXCLUDED herefrom is a tract of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways, together with all right of ingress and egress to, from and across the same and to and from abutting lands, by Warranty Deed of record in Book 4147, page 69, Register's Office for Davidson County, Tennessee, and to which deed reference is hereby made for a more complete description.

INCLUDED in the above described property but specifically EXCLUDED herefrom is a tract of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways, together with all right of ingress and egress to, from and across the same and to and from abutting lands, by Warranty Deed of record in Instrument Number 20060427-0048020, Register's Office for Davidson County, Tennessee, and to which deed reference is hereby made for a more complete description.

Being part of the same property conveyed to Floyd Thomas Bennett, III and Judy Ann Bennet Miller by Quitclaim Deed from John R. Reynolds, Trustee, of record in Book 6624, page 921, Register's Office for Davidson County, Tennessee, dated August 2, 1985 and recorded August 7, 1985.

This is unimproved property located at 1810 Rosa L. Parks Blvd, Nashville, Tennessee 37208.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 1808 & 1810 Rosa L. Parks Blvd, Nashville, Tennessee 37208

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 my/our hand(s) this 24th day of April, 2013.

Floyd Thomas Bennett III

Judy Ann Bennett Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Floyd Thomas Bennett III; Judy Ann Bennett Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of April, 2013.

Notary Public

My Commission Expires: 9/23/13

