WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062632 DEEDWARR
Recvd: 07/23/13 11:14 2 pgs
Fees:13.00 Taxes:456.95
20130723-0076078

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Karen Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2013

Notary Public: 4-24-17

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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:
HR Properties of Tennessee	NEW OWNER	Parcel ID:
4219 Hillsboro Pike; Ste 330		08108018800
Nashville, TN 37215		

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

James R. Watts and wife, Gaye M. Watts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

HR Properties of Tennessee, a Tennessee General Partnership

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:

LAND in Davidson County, Tennessee, being Lot No. 407, as shown on the Map entitled 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, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 407 fronts 50 feet on the easterly side of Eighth Avenue North, formerly McGavock Avenue, and runs back between parallel lines with the northerly margin of Buchanan Street (formerly Carroll Street) 150 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 4130, Page 170, Register's Office for Davidson County, Tennessee, and to which deed reference is hereby made for a more complete description.

Being the same property conveyed to James R. Watts and wife, Gaye M. Watts by Special Warranty Deed from GreenBank, of record in Instrument 20090826-0080261, dated September 19, 2009, Register's Office for said County. See also Deed of Correction of record in Instrument 20090923-0088697, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 105, said Register's Office; (3) Easement to State of record in Instrument 20060912-0112604, said Register's Office.

The signature of Gaye M. Watts is signed by her duly appointed Attorney-in-Fact, James R. Watts, pursuant to the Power of Attorney of record in Book 8922, Page 421, said Register's Office.

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 1800 Rosa L. Parks Blvd., Nashville, TN 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 our hands this 19th day of July, 2013.

James R. Watts

Gaye M. Watts by James R Watts attyin fact
Gaye M. Watts
By: James R. Watts, as Attorney-in-Fact

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 James R. Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, James R. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Gaye M. Watts as her Attorney in Fact as the free act and deed of the within named Gaye M. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.