WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20130062632 DEEDWARR

Recvd: 07/23/13 11:14 2 pgs

Fees:13.00 Taxes:179.45

20130723-0076079

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$48,500.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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	
(NAME)	(NAME)	(MAP)
4219 Hillsboro Pike,Suite 330		081-08-0-186.00
(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, **Charles L. Bamman, Jr. and wife, Karen M. Bamman**, 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:

Land in Davidson County, Tennessee, being Lot No. 411 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. 411 fronts 50 feet on the easterly side of 8th Avenue North, formerly Spence Street 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 4122, page 106, 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 20060329-0035799, 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 Charles L. Bamman, Jr., married, and Karen M. Bamman, married, by deed dated December 14, 1988, from Williams Curtis Webb and wife, Joy Webb, recorded on January 5, 1989, in Book 7744, page 449, Register's Office for Davidson County, Tennessee.

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: 1804 Rosa L. Parks Boulevard, 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 19th day of July, 2013.

Charles L. Bamman, Jr.

Karen M. Bamman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles L. Bamman, Jr.; Karen M. Bamman 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 19th day of July, 2013.

Notary Public

My Commission Expires: 9/23/13

