Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1200

BILL GARRETT, Davidson County
Trans:T20130063597 DEEDWARR
Recvd: 07/25/13 14:27 2 pgs
Fees:13.00 Taxes:1665.00
20130725-0077270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **HR Properties of Tennessee, a Tennessee General Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina M. Richardson, and Travis D. Richardson, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 350 on the Plan of Seven Hills, Section 6 of record in book 2900, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee General Partnership by deed from John R. Cannon, unmarried, dated August 3, 2007, of record as Instrument No. 20070803-0092969 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1322 Hildreth Drive, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of July, 2013.

HR Properties of Tennessee,
a Tennessee General Partnership

By: Jack Douglas Rainey

Jack Douglas Rainey, Sr., Managing Partner

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jack Douglas Rainey, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and the he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Partner of the maker or a constituent of the maker, HR Properties of Tennessee, a Tennessee General Partnership and is authorized by the maker, to execute this instrument on behalf of the maker, for the purposes contained herein, this 11th day of July, 2013.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 450,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of July, 2013.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christina M. Richardson	Suntrust Mortgage, Inc.	131-14-84
1322 Hildreth Drive	901 Semmes Avenue RVW-5023	
Nashville, TN 37215	Richmond, VA 23224	