BILL GARRETT, Davidson County
Trans:T20130065607 DEEDWARR
Recvd: 07/31/13 15:39 2 pgs
Fees:13.00 Taxes:4617.60
20130731-0079950

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,248,000.00. Linda Turner Cay Affiant Subscribed and sworn to before me, this 31st day of July, 2013. Notary Public My Commission Expires: 4-24-17

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN. BINKLEY

Address New Owner As Follows: Doug Phillips, Trustee 100 Clydelan Court Nashville, TN 37205	Send Tax Bills To: SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Map-Parcel Number: 129 12 0 137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DOUG PHILLIPS, TRUSTEE OF THE VERIVA TRUST, DATED JULY 23, 2013**, with full power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Davidson County, Tennessee, being Lot 1, as shown on the map entitled Resubdivision of Lot 5 Cheekwood Estates, of record as Instrument No. 20120820-0074518, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Kristie K. Sochovka, Executrix of the Estates of Grace Maddux King, recorded as Instrument No. 20120827-0077156, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20120820-0074518, Register's Office for Davidson County, Tennessee.

This is improved property known as: **100 Clydelan Court, Nashville, TN 37205.**

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, his successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 2013.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

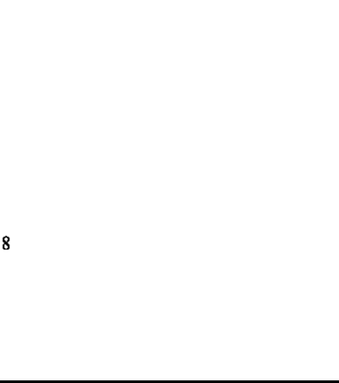
By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of July, 2013

(Seal)



_____
Notary Public

My Commission Expires: _____