WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/13 10:52 2 pgs
Fees:13.00 Taxes:1110.00
20130801-0080124

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

YVETTE LYNN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

MST 2013-0771

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H R Properties of Tennessee	New Owner	131-3-144.00
(NAME)	(NAME)	
4219 Hillsboro Road #330		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever he deems, without the requirement of the joinder of any beneficiary of grantor of said Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H R Properties of Tennessee,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, and being Lot No. 37 on the unrecorded portion of Birdhaven, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated June 26. 1948, as follows:

Beginning on the southerly margin of Shackleford Road, at the point of 245.4 feet east of the center line of Lone Oak Road (or Glendale Lane), and said point being the corner of Lots Nos. 36 and 37; thence, with the southerly margin of Shackleford Road, easterly 70.5 feet to the corner of Lots 37 and 38; thence, with the line between said two lots, southerly 154.3 feet to the northerly line of the Neil Hunt Subdivision of record at Book 974, page 19, RODCT; thence, with said line of said subdivision westerly 70 feet to a point 244 feet east of the center line of Lone Oak Road (or Glendale Lane) and the common rear corner of said Lots Nos. 36 and 37; thence with the line between said two lots, 160.7 feet to the point of beginning.

Being the same property conveyed to Marbut Glenn Gaston Jr., Trustee by Deed from Ronald E. Rosson, Executor of the Estate of Mildred Blount Rosson of record in Book 9478, page 172, Register's Office for Davidson County, Tennessee, dated September 16, 1994 recorded on September 29, 1994.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

This property, known as 1815 Shackleford, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st DAY OF July, 2013

Trustee

Marbut Glenn Gaston Jr, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Marbut Glenn Gaston Jr., with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee, the within named bargainor, a Trust, and he, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Trustee of said Trust, and no further otherwise.

Witness ~~my~~ hand and official seal, this the 31st day of July, 2013.

Notary Public

My Commission Expires: 7-5-14

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016