BILL GARRETT, Davidson County
Trans:T20130071491 DEEDWARR
Recvd: 08/19/13 15:18 2 pgs
Fees:13.00 Taxes:5479.64

20130819-0087202

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4995 WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,480,984.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2013. Notary Public My Commission Expires:

Address New Owner As Follows:
Oscar R. Linn and Catherine R. Linn
814 Lynnwood Blvd
Nashville, TN 37205

Send Tax Bills To:
New owner

Map-Parcel Number:
130 11 0 047.00

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 **OSCAR R. LINN AND CATHERINE R. LINN, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 11th Civil District of said County, being Lot No. 17 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the corner of Lots Nos. 17 and 18, said point being 700 feet north of the northerly margin of Forsythe Place; thence with said Boulevard, northwardly 100 feet to the corner of Lots Nos. 16 and 17; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, southwardly 100 feet

to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Jonathan M. Skeeters and wife, Kristina R. Skeeters, by deed recorded as Instrument No. 20121002-0090128, 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 Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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 unrecorded subdivision plat of Tyne Meade, Section 2.

3. Property is subject to an easement for public utilities across the rear of the premises as contained in the Deeds of record in Book 1679, page 167 and in Deed Book 1338, page 205, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **814 Lynnwood Blvd, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our successors and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of August, 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 15th day of August, 2013

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

_____
Notary Public

My Commission Expires: _____

532817.1/200738