BILL GARRETT, Davidson County
Trans:T20130088945 DEEDWARR
Recvd: 10/15/13 16:20 2 pgs
Fees:13.00 Taxes:1772.30
20131015-0107846

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 $479,000.00. Affiant Subscribed and sworn to before me, this15th day of October, 2013. Notary Public My Commission Expires: 9/11/17

Address New Owner As Follows: Michael Kenner 2505 B Vaulx Lane Nashville, TN 37204	Send Tax Bills To: Same	Map-Parcel Number: 118020K00200CO

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 **MICHAEL KENNER**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit C attached to Declaration of Covenants, Conditions and Restrictions of 2505 Vaulx Town Homes, of record in Instrument No. 20121128-0109013, Register's Office for Davidson County, Tennessee. A "unit" as shown on the plat attached as Exhibit C to said Declaration is the same as a "Town House" as defined in the Declaration.

Being part of the same property conveyed to HR Properties of Tennessee, a general partnership, by deed dated November 20, 2012, from Jeff Middlebrooks and wife, Meredith Freeman, of record in Instrument No. 20121127-0108887, 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. Declaration of Covenants, Conditions and Restrictions for 2505 Vaulx Town Homes, including common expenses, all as set out in Instrument No. 20121128-0109013, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2505 B Vaulx Lane, Nashville, TN 37204**.

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 heirs 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 15th day of October, 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 October, 2013

(Seal)

_____
Notary Public

My Commission Expires: 9/11/17

MARCY E. SHELTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

538687.1/200738