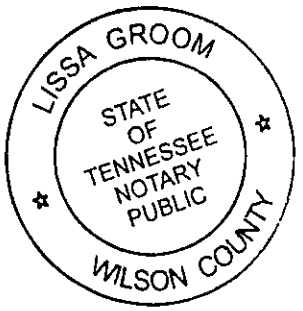
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 9·12·16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HJL. L.P.	HJL. L.P.	08410006800
(NAME)	(NAME)	
PO BOX 140510	PO BOX 140510	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130101833 DEEDWARR
Recvd: 12/04/13 11:38 2 pgs
Fees:13.00 Taxes:580.90
20131204-0123517

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lynette Johnson, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **HJL. L.P.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the northwesterly part of Lot No. 52 on the plan of Section Two, Donelson Meadows, of record in Plat Book 2133, Pages 100-101, Register's Office for Davidson County, Tennessee. Said part of Lot No. 52 is described as follows: Beginning at a point in the southeasterly margin of Brookview Drive at the comer of Lots Nos. 52 and 53; thence with the line between said lots southeasterly 209.7 feet to the northwesterly comer of a triangular part of said lot conveyed to John Holloway and wife, by deed from L.B. Jones and wife, of record in Book 2539, Page 289, said Register's Office; thence along Holloway's line southwesterly 115.9 feet to a concrete monument at the comer of Lots No. 50, 51 and 52; thence with the line between lots Nos. 51 and 52 northwesterly 225.7 feet to the margin of Brookview Drive; thence with the margin of the same, northeasterly 115 feet to the point of beginning.

Being the same property conveyed to Lynette Johnson by Deed from The Estate of Lucille N. Clanton, dated 09/03/2010 and filed for record on 09/24/2010 in Instrument 20100924007632 9, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2133, Page 100, Plat Book 2133, Page 101, as amended in Book 3946, Page 916, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2125 Brookview Drive, Nashville, TN 37214-2033

File No.: 01288-18042
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 3rd day of December, 2013.

Lynette Johnson

State of Tennessee
County of Wilson

Personally appeared before me Lynette Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of December, 2013.

Notary Public
My Commission Expires: 9·12·16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122