BILL GARRETT, Davidson County
Trans:T20130107677 DEEDWARR
Recvd: 12/30/13 11:18 3 pgs
Fees:18.00 Taxes:1665.00
20131230-0130728

THIS INSTRUMENT PREPARED BY: MARCY E. SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE S, 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 $ 450,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF DECEMBER, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 10/24/17

George H. White
NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:	
Red Group LLC 2507 Westfield Dr. Lebanon, TN 37090-8313	SAME	Tax Map: Parcels:	081-08 272.00 273.00 274.00

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 Grantee, has bargained and sold, and by these presents do transfer and convey unto **RED GROUP LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract 1: 1820 5th Avenue North

Land in Davidson County, Tennessee, being all of Lot No. 11, on the Plan of D.T. McGavock's Subdivision of record in Plat Book 21, page 64, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly margin of Fifth Avenue North, formerly Summer Street and runs back between parallel lines 167.5 feet, more or less, to an alley.

Tract 2: 1818 5th Avenue North

Land in Davidson County, Tennessee, being all of Lot No. 10, on the Plan of D.T. McGavock's Subdivision of record in Plat Book 21, page 64, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the easterly side of Fifth Avenue, North, formerly Summer Street and runs back between parallel lines 168.5 feet, more or less to an alley.

Tract 3: 1816 5th Avenue North

Land in Davidson County, Tennessee, being all of Lot No.9, on the Plan of D.T. McGavock's Subdivision of record in Plat Book 21, page 64, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the easterly side of 5th Avenue, North and runs back between parallel lines 168.5 feet to an alley.

Tracts 1, 2 and 3 being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty Deed executed by Rhonda Oldham and Patricia L. Gidcomb of record as Instrument Number 20131226-0129878, Register's Office for Davidson County, Tennessee.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien but not yet due and payable.

2. All Matters shown on the Plan of D.T. McGavock's Subdivision of record in Plat Book 21, page 64, Register's Office for Davidson County, Tennessee.

These are improved properties known as:

Tract I: 1820 5th Avenue North, Nashville, Tennessee
Tract II: 1818 5th Avenue North, Nashville, Tennessee
Tract III: 1816 5th Avenue North, Nashville, Tennessee

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, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of December, 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 **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, and is authorized by **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, to execute this instrument on behalf of **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership.

WITNESS my hand, at office, this 27th day of December 2013.

_____
Notary Public

My Commission Expires: 9/11/2017

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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