BILL GARRETT, Davidson County
Trans:T20140001110 DEEDWARR
Recvd: 01/07/14 08:32 2 pgs
Fees:13.00 Taxes:998.63
20140107-0001469

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 $269,900.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Joshua Ahler and Melissa L. Ahler 5314 A Kentucky Ave Nashville, TN	Send Tax Bills To: Synovus Mortgage Corp. 2204 Lakeshore Drive, Suite 325 Birmingham, AL 35209	Map-Parcel Number 091 07 0 203.00

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 **JOSHUA A. AHLER AND WIFE, MELISSA L. AHLER,** 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 Davidson County, Tennessee, being Lot No. 1219 of Block Number 185 in Plan Number 1, West Nashville; as of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee.

Said Lot Number 1219 fronts 25 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to H R Properties of Tennessee by Quitclaim Deed from H R Properties of Tennessee, of record as Instrument No. 20130611-0059541, 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. Taxes for the year 2014 and subsequent years, a lien, not yet due and payable.

2. All matters as shown on the Plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

3. Rights of the public in and to ingress and egress to the alley as bounds said property.

This is improved property known as: **5314 A Kentucky Ave, Nashville, TN 37209.**

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 31st 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 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 31st day of December, 2013

(Seal)

_____
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016