(1)

BILL GARRETT, Davidson County
Trans:T20140028750 DEEDWARR
Recvd: 04/28/14 12:45 2 pgs
Fees:13.00 Taxes:2808.30
20140428-0035490

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~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is $759,000.00. Affiant Subscribed and sworn to before me, this 24th, day of April, 2014. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: William P. Blandford and Sharon W. Blandford 1490 B Clairmont Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 11712020000

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,** Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **WILLIAM P. BLANDFORD AND SHARON W. BLANDFORD, 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 Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of Lot 17 and Part of Lot 16, Block A Galecrest No. 2 in Instrument No. 20130215-0015532, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnershp, by deed from Jean O. Hoffman, Trustee U/A/D April 21, 1997 of The Hoffman Joint Revocable Living Trust, recorded as Instrument No. 20130201-0010620, 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. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record as Instrument No. 20130215-0015532, Register's Office for Davidson County, Tennessee.

4. Easement for setting electric light poles and/or telephone poles as set out in deed of record in Book 1021, page 192, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenant for Detached Structure as set forth in instrument recorded as Instrument No. 20130925-0100693, Register's Office for said County, Tennessee.

This is improved property known as: **1490 B Clairmont, Nashville, TN 37215**.

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 24th day of April, 2014.

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 24th day of April, 2014.

(Seal)



_____
Notary Public

My Commission Expires: _____

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