BILL GARRETT, Davidson County
Trans:T20140038497 DEEDWARR
Recvd: 06/03/14 07:55 3 pgs
Fees:18.00 Taxes:3848.00
20140603-0047518

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 $1,040,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2014. Notary Public My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Oct. 5, 2017

Address New Owner As Follows: HR Properties of Tennessee 4219 Hillsboro Road, Ste 330 Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 09106002200

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHENS LIQUIDATION CORPORATION formerly known as STEPHENS MILLWORK AND LUMBER CO.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of a tract of land as shown on the Map of Warren B. Sloan's Plan of Reserved Factory Sites as laid out by the Realty Savings Bank and Trust Company of record in Book 421, page 169, Register's Office or Davidson County, Tennessee, described according to a survey dated July 1976, prepared by William R. Ingram, Surveyor, as follows:

Beginning at a point lying on the easterly margin of 60th Avenue, North, said point further described as being the northwest corner of the W. W. Gossage and wife, property of record in Book 4270, page 504, Register's office for Davidson County, Tennessee, and the southwest corner of the herein described property; thence along the easterly margin of the said 60th Avenue North, North 31 degrees 45' east 275.00 feet to the southwest corner of the J. B. Holder, and wife, property, of record in Book 4180, page 314, Register's office for Davidson County, Tennessee, and the northwest corner of the herein described property; thence leaving the said easterly margin and running along the southerly line of the said Holder property South 58 degrees 15' East 747.5 feet to a point lying on the westerly margin of 58th Avenue North (said 58th Avenue remaining unconstructed at a time of this survey), the northeast corner of the herein described; thence along said westerly margin South 6 degrees 18' East 349.19 feet to a point; said point being the northeast corner of the J. W. Martin and wife, property of record in Book 1759, page 593, Register's Office for Davidson County, Tennessee, and the southeast corner of the herein described property; thence leaving said westerly margin and running along the northerly line of the unrecorded "Morrow Road Subdivision" as shown on a survey by the W. W. Turner Company dated August 7, 1974, North 58 degrees 15' West 962.7 feet to the point of beginning, containing 5.398 acres, more or less.

Being the same property conveyed to Stephens Millwork & Lumber Co., a Tennessee Corporation, by Quitclaim Deed dated November 1, 2002, from Thomas P. Stephens, Sr., recorded as Instrument No. 20021101-0134193, Register's Office for Davidson County, Tennessee. Stephens Millwork & Lumber Co. is now known as Stephens Liquidation Corporation, as evidenced by Amendment to Charter of record as Instrument No. 20140603-0047517, 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. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Warren B. Sloan's Plan of Reserved Factory Sites as laid out by Realty Savings Bank & Trust Company of record in Plat Book 421, page 169, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers as granted to the Metropolitan Government of Nashville and Davidson County of record in Book 5039, page 863, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **1208 60th Avenue N, 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 Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind itself, its successors 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 our hand this 30th day of May, 2014.

STEPHENS LIQUIDATION CORPORATION formerly known as STEPHENS MILLWORK & LUMBER CO., a Tennessee corporation

BY: Thomas P. Stephens Jr. President
Thomas P. Stephens, Jr., President

STEPHENS LIQUIDATION CORPORATION formerly known as STEPHENS MILLWORK & LUMBER CO., a Tennessee corporation

BY: Mary G. Hodges
Mary G. Hodges, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS P. STEPHENS, JR.,** 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 President 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 30th day of May, 2014

(Seal) WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

William T. Smith
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY G. HODGES**, 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 Secretary 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 30th day of May, 2014

(Seal) WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

William T. Smith
Notary Public

My Commission Expires: _____