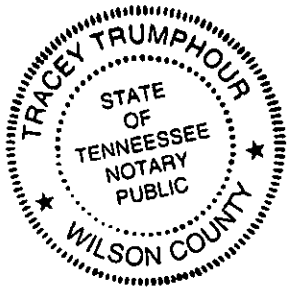
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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.	095-02-0 103.00
(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:T20140081857 DEEDWARR
Recvd: 10/30/14 11:22 2 pgs
Fees:13.00 Taxes:573.50
20141030-0100170

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, **Loretta L. Alleman, a single woman and Cherryl L. Lee, a married woman**, hereinafter called the GRANTOR(S), have 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 Lot No. 16, on the plan of Donelson Hills, as shown on plat of record in Plan Book 2331, Pages 22 & 23, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John H. Lynch, Jr. and Emily P. Lynch, as tenants in common by Warranty Deed dated from Robert L. Callis, Trustee of record in Book 10226, Page 690, Register's Office for Davidson County, Tennessee. The said John H. Lynch, Jr. having since died leaving Emily P. Lynch as surviving owner.

The said Emily P. Lynch died testate on May 5, 2007 devising subject property to Loretta L. Alleman and Cherryl L. Lee as evidenced by the Last Will and Testament of Emily P. Lynch filed in Docket No. 07P147, in the Wilson County Probate Court Office and also in Instrument No. 200709060107302, in the Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 2331, Page 22, Plan Book 2331, Page 23, said Register's Office.

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

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

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 2147 June Drive, Nashville, TN 37214
(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 our hands this 28th day of October, 2014.

Loretta L. Alleman

Cherryl L. Lee

State of Tennessee
County of Wilson

Personally appeared before me Loretta L. Alleman and Cherryl L. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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