Davidson County DEEDWARR
Recvd: 11/20/14 08:56 2 pgs
Fees:13.00 Taxes:2553.00
20141120-0106839

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 $690,000.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2014. Notary Public My Commission Expires:

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON TENN My Comm. Expires May 6, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number
Gilbert E. Lewis and Meghan Nicole Lewis 4205 A Hood Avenue Nashville, TN 37215	Farmington Financial Group 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	131 06 0K 001.00 CO

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 do transfer and convey unto **GILBERT E. LEWIS AND MEGHAN NICOLE LEWIS, 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 Unit A, Hood Place, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Hood Place, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130530-0054166, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Joseph F. Bledsoe, Jr. and Gary W. Bledsoe, Co-

Administrators Cum Testamento Annexo of the Estate of Monta Harding Bledsoe, deceased, of record as Instrument No. 20130425-0041312, 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 2015; a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 843, page 66, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Hood Place, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130530-0054166, Register's Office for Davidson County, Tennessee,

This is improved property known as: **4205 A Hood Avenue, 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 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 14th day of November, 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 14th day of November, 2014

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 2, 2018

_____
Notary Public

My Commission Expires: _____

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017