BILL GARRETT, Davidson County
Trans:T20150005394 DEEDWARR
Recvd: 01/22/15 11:06 2 pgs
Fees:13.00 Taxes:1920.30
20150122-0006298

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
8021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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 $519,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2015.

Notary Public

My Commission Expires: 7-6-15

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.
My Commission Expires JULY 6, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John C. Nacarato 1815 B Shackleford Road Nashville, TN 37215	~~Same~~ Highland Residential Mortgage 12001 N. Central Expressway Ste #950 Dallas, TX 75243	131031J002.00CO

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 **JOHN C. NACARATO,** a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, Shackleford Road Townhomes, together with private and common elements, as shown on the plat attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Shackleford Road Townhomes, a Horizontal Property Regime with Private Elements, as shown of record in Instrument No. 20130801-0080472, 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 of record as Instrument No. 20130801-0080124, 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. Metro or special taxes and assessments required to be paid in the year 2015 and subsequent years, a lien, but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions for Shackleford Road Townhomes of record as Instrument No. 20130801-0080472, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1815 B Shackleford Road, 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 16th day of January, 2015.

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 16th day of January, 2015.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

_____
Notary Public

My Commission Expires: _____