WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

H. J. L.-H15130

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF May, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
H.J.L. Properties, G.P.	SAME	096.06-0-023.00
P.O. Box 1450510		
Nashville, TN 37214		

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 consideration, the receipt of which is hereby acknowledged, I/we, RONALD S. SCIONEAUX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto H.J.L. PROPERTIES, G.P., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 10 on the Plan of Cloverbottom Subdivision, Section I, as of Record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 75 feet on the southerly side of Blue Brick Drive and runs back between parallel lines 174 feet to the northerly margin of the Tennessee Central Railroad right of way.

Being the same property conveyed to Ronald S. Scioneaux and wife, Rebecca B. Scioneaux by deed from Greta K. Street of record in Book 8092, Page 541, recorded on 04/20/1990, Register's Office for Davidson County, Tennessee.

Rebecca B. Scioneaux having since died.

( ) unimproved
This is (X) improved property known as 2833 Blue Brick Drive, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do 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 that 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, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20150043779 DEEDWARR
Recvd: 06/04/15 09:07 2 pgs
Fees:13.00 Taxes:388.50
20150604-0052136

Witness my/our hand(s) this 12th day of May, 2015 :

Ronald S Scioneaux / POA

Ronald S. Scioneaux by Greg Farricielli, POA

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Greg Farricielli**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ronald S. Scioneaux**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Ronald S. Scioneaux** for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 12 day of May, 2015.

My Commission Expires:

Notary Public

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015