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Davidson County DEEDWARR
Recvd: 06/12/15 16:02 3 pgs
Fees:18.00 Taxes:4791.50
20150612-0056075

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 Williamson The actual consideration or value, whichever is greater, for this transfer is $1,295,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2015. Notary Public My Commission Expires: 3-25-18

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Derek Laub and Michelle Laub 815 South Wilson Boulevard Nashville, TN 37215	New Owner	116 04 0 166.00

aka 815 Wilson Boulevard (2)

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 **DEREK LAUB AND MICHELLE LAUB, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson (2) County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 3 of Block "L" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 3 fronts 75 feet on the westerly side of Wilson Avenue and runs back between parallel lines 250 feet to an alley.

Being the same property conveyed to HR Properties of Tennessee by deed from Stephen L. Beckham and wife, Madera D. Beckham, of record in Instrument No. 20140318-0022256, 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. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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 Plan of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

3. Easements of record in Book 3932, page 695, Register's Office for Davidson County, Tennessee.

4. Notice of Completion of record in Instrument No. 20150521-0047233, said Register's Office.

This is improved property known as: **815 South Wilson Boulevard, 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 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 binds itself, its 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 10 day of June, 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 16 day of June, 2015.

_____
Notary Public

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

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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, 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.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith