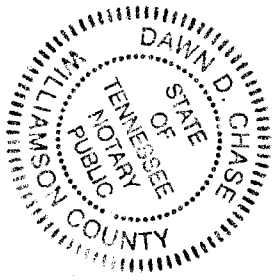
Davidson County	DEEDWARR
Recvd: 08/08/16 09:30	3 pgs
Fees:18.00 Taxes:2127.50	
20160808-0081884	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Tori Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
HJL Properties, G.P.	SAME	095 03 0 022.00, 095 04 0 003.00 and 095 03 0 021.00
(NAME) 208B McGavock Pike	(NAME)	
(ADDRESS) Nashville, TN 37214-2716	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **George V. Durnin and Sandra L. Durnin, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HJL Properties, G.P., a Tennessee general partnership,** hereinafter called the Grantees, its successors and 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 Nos. 3 and 4 on the Plan of Bainbridge & Satterfield's Subdivision of record in Plat Book 547, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots number 3 and 4 front 110.8 feet on the northerly side of Lebanon Road and run back from the center of said road 259.40 feet to the westerly line and 230.84 feet on the easterly line to a deed line and shows 106.42 feet on dead line.

Being the same property conveyed to George V. Durnin and wife, Sandra L. Durnin by Warranty Deed from Donna G. Cloyd and Louise G. Frey dated January 2, 1984 and recorded January 4, 1984 in Book 6208, Page 51, in said Register's Office for Davidson County, Tennessee.

2414 & 0 Lebanon Pike, Nashville, TN 37214 / 095 03 0 022.00 / 095 04 0 003.00

File Number: FRN-163301SSO

Being the same property conveyed to George V. Durnin and wife, Sandra L. Durnin by Warranty Deed from The Metropolitan Government of Nashville & Davidson County, Tennessee, Acting By and Through the Electric Power Board of said Government dated September 20, 1990 and recorded December 11, 1990 in Book 8255, Page 546, in said Register's Office for Davidson County, Tennessee.

0 Lebanon Pike, Nashville, TN 37214 / 095 03 0 021.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations..

This is improved property, known as 2414 Lebanon Pike, Nashville, TN 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, its successors and assigns forever; and we 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 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, its successors 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.

Witness our hands this 2nd day of August, 2016.

George V. Durnin by Sandra L. Durnin, Attorney-in-Fact

Sandra L. Durnin

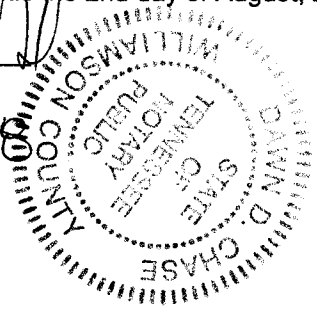
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Sandra L. Durnin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of August, 2016.

Notary Public

My Commission Expires: 3/6/18



File Number: FRN-163301SSO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sandra L. Durnin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George V. Durnin, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20160808-0081883, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of George V. Durnin, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 2nd day of August, 2016.

Notary Public

My Commission Expires:
3/6/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, 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

Shelly M Smith
Commission Expires
4-24-2018

File Number: FRN-163301SSO