WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160077587 DEEDWARR
Recvd: 09/06/16 09:43 2 pgs
Fees: 13.00 Taxes: 2775.00
20160906-0093061

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HJL Properties, G.P.	HJL Properties, GP	Map 095-03-0
(NAME)	(NAME)	
208-B McGavock Pike	P.O. Box 140510	Parcel 019.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clifford O. Richmond, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HJL Properties, G.P.,** hereinafter called the GRANTEES, their heirs 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 Lots Numbers 1 and 2 on the Map showing the subdivision of Lots 7, 8, 9, 10 and 11 in Bainbridge & Satterfield's Subdivision , part of the Nichol Place on Lebanon Turnpike, as of record in Book 547, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 55.4 feet on the northerly side of Lebanon Turnpike and runs back from the center of said Turnpike 273.70 feet on the westerly line and 288 feet on the easterly line to a dead line, and shows 53.21 feet on said dead line.

Said Lot No. 2 fronts 55.4 feet on the northerly side of Lebanon Turnpike and runs back from the center of said Turnpike 273.70 feet on the westerly line and 259.40 feet on the easterly line to a dead line, and shows 53.21 feet on said dead line.

Being the same property conveyed to Clifford O. Richmond by Warranty Deed fro William Chris Street, filed for record on June 20, 2007 as Instrument No. 20070620-0073720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2412 Lebanon Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 GRANTEES, 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.

Witness my/our hands this 31 day of August, 2016.

Clifford O. Richmond

State of Tennessee
County of

Personally appeared before me Clifford O. Richmond, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of ~~September~~ August, 2016.

Notary Public ~~Robertson, Tennessee~~
My Commission Expires: 3-6-2018

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

File No.: 36718