WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Atkinson	SunTrust Mortgage, Inc.	091-06-0L 003.00 CO
(NAME)	(NAME)	
1208 60th Ave. N., No. 3	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/23/16 15:55 3 pgs
Fees:18.00 Taxes:1089.65
20160923-0100751

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT HR Properties Inc, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Atkinson,unmarried THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 3 AS SHOWN ON THE PLAN OF TREATY OAKS COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TREATY OAKS COTTAGES OF RECORD IN INSTRUMENT NO. 20141120-0107174, AS AMENDED IN INSTRUMENT NO. 20150113-0003651, AND INSTRUMENT NO. 20150814-0081914, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HR PROPERTIES OF TENNESSEE, A GENERAL PARTNERSHIP, BY WARRANTY DEED FROM STEPHENS MILLWORK AND LUMBER CO., A TENNESSEE CORPORATION, DATED JUNE 3, 2014, OF RECORD IN INSTRUMENT NO. 20140603-0047518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1208 60TH AVENUE NORTH, NASHVILLE, TENNESSEE 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1208 60th Ave. N., No. 3 Nashville TN 37209

(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 our hands 09/16/16.

Authorized Agent

HR Properties Inc
By John A Bell Jr, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HR Properties Inc, the within named bargainor, a corporation, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HR Properties Inc by himself as Authorized Agent.

Witness my hand and official seal at NASHVILLE, Tennessee, this 16TH day of SEPTEMBER, 2016.

Notary Public My Commission Expires:

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 9

Notary Seal (if on paper)

JOHN A. BELL JR.
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 19, 2018

JOHN A. BELL JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 19, 2018