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 $331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH 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
Matthew Clark	SunTrust Mortgage, Inc.	091-06-0L 004.00 CO
(NAME)	(NAME)	
1206 60th Avenue North	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/23/16 16:02 3 pgs
Fees:18.00 Taxes:1224.70
20160923-0100753

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 of Tennessee, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Clark and Amy Spyker, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 4 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 TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED FROM STEPHENS LIQUIDATION CORPORATION, FORMERLY KNOWN AS STEPHENS MILLWORK & LUMBER CO., A TENNESSEE CORPORATION, DATED JUNE 3, 2014, OF RECORD IN INSTRUMENT NO. 20140603-0047518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STEPHENS MILLWORK & LUMBER CO., A TENNESSEE CORPORATION, BY QUITCLAIM DEED DATED NOVEMBER 1, 2002, FROM THOMAS P. STEPHENS, SR., RECORDED AS INSTRUMENT NO. 20021101-0134193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. STEPHENS MILLWORK & LUMBER CO., IS NOW KNOWN AS STEPHENS LIQUIDATION CORPORATION, AS EVIDENCED BY AMENDMENT TO CHARTER OF RECORD AS INSTRUMENT NO. 20140603-0047517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1206 60TH AVE. N, NASHVILLE, TN 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 1206 60th Avenue North 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 08/22/16.

HR Properties of Tennessee

Scott Hailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Scott Hailey, 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 of Tennessee,LLC, the within named bargainor, a limited liability company, 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 of Tennessee,LLC by himself as Authorized Agent.

Witness my hand and official seal at NASHVILLE, Tennessee, this 12TH 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, JohnBell 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
Notary Seal (if on paper)

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018