BILL GARRETT, Davidson County
Trans:T20160099004 DEEDWARR
Recvd: 11/08/16 16:05 2 pgs
Fees:13.00 Taxes:1424.50
20161108-0118354

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 DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2016. Notary Public My Commission Expires: 8-4-2020

PATRICK B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 4, 2020

Address New Owner As Follows: Mollie Walker 6109 Pennsylvania Avenue Nashville, TN 37209	Send Tax Bills To: Legacy Home Loans, LLC 8119 Isabella Lane #105 Brentwood, TN 37027	Map-Parcel Number: 09102061300

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MOLLIE WALKER**, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block 10, Cherokee Park Subdivision, a plan of which is of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said lot No. 10 fronts 50 feet on the southerly side of Pennsylvania Avenue and runs back between lines 150 feet to an alley 25 feet wide.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Ernest Morgan and wife, Katherine Morgan, of record in Instrument No. 20150713-0067765, 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. Matters shown on the Plan of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers to Metropolitan Government, of record in Book 4654, page 981, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6109 Pennsylvania Avenue, Nashville, TN 37209**.

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, her 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 Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of November, 2016.

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 makers and is authorized by the makers 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 4 day of November, 2016.

_____
Notary Public

My Commission Expires: _____

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