WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,500.00

Hanna Elizabeth Gober
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Robert Francis Chatfield	New Owner	091060L04300 CO
(NAME)	(NAME)	
1083 Treaty Oaks		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 TN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Francis Chatfield, unmarried and Hanna Elizabeth Gober, unmarried as joint tenets with rights of survivorship and NOT as tenants in common** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN Counties COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 43 as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501 and 20160922-0099884, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, FROM STEPHENS LIQUIDATION CORPORATION FORMERLY KNOWN AS STEPHENS MILLWORK AND LUMBER CO., A TENNESSEE CORPORATION, BY WARRANTY DEED, DATED JUNE 3, 2014, OF RECORD IN INSTRUMENT NO. 201406030047518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1083 TREATY OAKS DRIVE, NASHVILLE, TN 37209.

BILL GARRETT, Davidson County
Trans:T20170021675 DEEDWARR
Recvd: 03/14/17 10:37 2 pgs
Fees:13.00 Taxes:1163.65
20170314-0024880

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 1083 Treaty Oaks 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 hand 6th day of March 2017.

HR Properties of Tennessee

John A Bell Jr, Authorized Agent

STATE OF TN
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 of Tennessee, a General Partnership, the within named bargainor, 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, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of March, 2017.

Notary Public
My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON