Bill Garrett Davidson County
Batch# 98479 DEEDWARR
05/31/2018 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20180531-0051784

WARRANTY DEED

O-SR-18-125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HR Properties of Tennessee		
(NAME)	(NAME)	**116-13-10.00**
4219 Hillsboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADDIE E. ROBERTS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HR PROPERTIES OF TENNESSEE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Harding Park, of record in Plat Book 2331, Page 120, Register's Office for said County.

Said Lot No. 59 fronts 126 feet on the south side of Laird Road and runs back between lines, 180 feet on the east line and 182.7 feet on the west line to a dead line in the rear which is a broken line measuring 127.1 feet thereon.

Being the same property conveyed to Freeman B. Roberts and wife, Addie R. Roberts by Warranty Deed from Harding Park Company, recorded September 16, 1957 in Book 2697, Page 145, Register's Office for Davidson County, Tennessee. The said Freeman B. Roberts having since died on October 18, 1997.

The said Addie R. Roberts and Addie E. Roberts are one and the same person. (Deed recorded in Book 2697, Page 145 erroneously listed Grantee as Addie "R." Roberts.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee.
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records;
- Taxes for the year 2018, not yet yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **125 Laird Road, 116-, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF MAY, 2018.

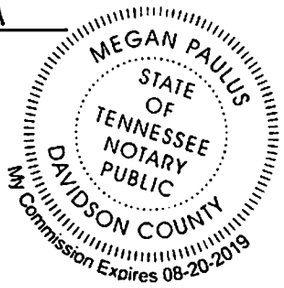
Addie E. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADDIE E. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2018.

Notary Public
My Commission Expires: 3/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Heather Derrick, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Heather Derrick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LINDA TURNER REED
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

My Commission Expires: 9/7/21

Notary's Seal

722337.1/2010969