THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 709754 DEEDWARR
09/03/2021 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210903-0118787

File Number: 2021-07-60
Parcel ID: 072 09 0 134.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
HR Properties of Tennessee, a Tennessee General Partnership 4219 Hillsboro, Road, Suite 332 Nashville, TN 37215	HR Properties of Tennessee, a Tennessee General Partnership 4219 Hillsboro Road, Suite 332 Nashville, TN 37215	Map/Parcel 072 09 0 134.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DeWayne B. Fulton and Carlton Cornett, a married couple** ("Grantor"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **HR Properties of Tennessee, a Tennessee General Partnership,** ("Grantee") all of their right, title and interest in and to that certain real property known as 939 Spain Avenue, Nashville, Tennessee 37216, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 10 on the Map of Bush Spain's Subdivision of Pt Zack Stull Lands of record in Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 50.0 feet on the Northerly side of Spain Avenue and runs back between parallel lines 165.0 feet to a dead line.

Being the same property conveyed to B. D. Fulton, a single person, and Carlton W. Cornett, a single person, as tenants in common with right of survivorship, by Warranty Deed from John C. Phillips, Trustee of the 939 Spain Avenue Trust, of record in Instrument No. 20060724-0088507, in the Register's Office of Davidson County, Tennessee, dated July 20, 2006 and recorded on July 24, 2006.

It is hereby agreed and understood that B. D. Fulton and DeWayne B. Fulton, is one and the same person.
It is hereby agreed and understood that Carlton Cornett and Carlton W. Cornett, is one and the same person.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DO COVENANT with Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DO FURTHER COVENANT and bind themselves to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, they, the said, **Grantor**, hereunto set by hands and seals this 30th day of August, 2021.

DeWayne B. Fulton

Carlton Cornett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared DeWayne B Fulton and Carlton Cornett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2021.

LINDSAY M. BLAKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of August, 2021

Notary Public
My commission expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

CERTIFICATE OF AUTHENTICITY

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/30/2021.

Date

Affiant Signature

8/30/21
Date

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

My Commission Expires: 9/7/21
Date

Notary's Seal (if on paper)

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

726872.1/200736