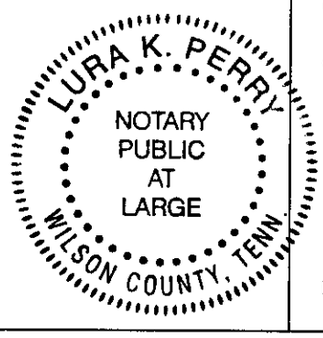
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/03/04 12:30 2pgs
Fees:13.00 Taxes:234.95

20040203-0013009

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Partin	AmSouth	Map 95-03
(NAME) 2258 Lebanon Road Condominium 46	(NAME) 2050 Office Parkway Circle	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham Alabama 35244	Parcel 46.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Heather R. Johnson, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Partin, a Single Man , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 46 on the Plan of MAGNOLIA SQUARE CONDOMINIUMS, according to the Master Deed of record in Plat Book 6685, Page 253, Register's Office for Davidson County, Tennessee, and as shown on the Plan of MAGNOLIA SQUARE CONDIMINIUMS appended as Exhibit "B" to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heather R. Johnson by deed from 1994-N2 Tennessee Associates, L.P. of record in Deed Book 11405, page 444, Register's Office for said County.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums, of record in Book .6695, page 275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2258 Lebanon Road Condominium 46, Nashville, TN 37214

(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 my/our hand(s) this 30th day of January, 2004.

David D Partin

Heather R. Johnson By
Heather R. Johnson
Melanie Rich Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of January, 2004, before me personally appeared Melanie Rich, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Heather R. Johnson, and who acknowledged that she executed the same as the free act and deed of the said Heather R. Johnson by virtue of that Power of Attorney, duly executed by the said Heather R. Johnson and appearing of record in Instrument Number 20040203-0013008, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30th day of January, 2004.

My Commission Expires: Aug. 8, 2004

Lura K. Perry Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number24010191

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122