WARRANTY DEED

FILE BOX 19B
04-04-009-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MATTHEW B. THOMAS AND DENISE V. THOMAS	NATIONAL CITY MORTGAGE CORPORATION	086-07-0
(NAME) 1445 Market Square	(NAME) P.O. Box 17677	155.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Baltimore, MD 21297-1677	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WILLIAM H. IVIE, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW B. THOMAS, MARRIED AND DENISE V. THOMAS, MARRIED, TENANTS BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 223, on the Plan of the Final Planned Unit Development, Phase 5B Revised, Jackson's Retreat, of record in Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William H. Ivie and wife, Shannon F. Ivie, by Quitclaim Deed from William H. Ivie, of record in Instrument No. 20020726-0089885, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Jackson's Retreat, of record in Book 5741, Page 360, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1445 Market Square, Hermitage, TN, 37076.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 05/06/04 13:37 2pgs
Fees:13.00 Taxes:432.53

20040506-0051957

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 30th day of April, 2004.

SHANNON F. IVIE

William H Ivie

WILLIAM H. IVIE

By: Shannon F. Franklin by William H Ivie POA

William H. Ivie, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2004.

My Commission Expires: 03/31/07

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

On this 30th day of April, 2004, before me personally appeared **WILLIAM H. IVIE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **SHANNON F. IVIE**, and acknowledged that he executed the same as the free act and deed of the said SHANNON F. IVIE.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2004.

My Commission Expires: 03/31/07

Notary Public