STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOX 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/19/04 15:57 2pgs
Fees:13.00 Taxes:3329.63
20040719-0086078

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Steven W. Thomas	National Bank of Commerce	159-03
1136 Radnor Glen Drive	115 29th Avenue, South	GROUP
Brentwood, Tennessee 37027	Nashville, Tennessee 37212	PARCEL 36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Ninety Nine Thousand Nine Hundred Dollars and Zero Cents ($899,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark S. Courey and wife, Susan J. Courey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven W. Thomas and wife, Karen J. Thomas, 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 Lot No. 10 on the Final Plat of High Ridge Subdivision, Phase Two, of record as Instrument No. 20010129-0008513 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mark S. Courey and wife, Susan J. Courey, by deed from High Ridge, L.L.C., a Tennessee Limited Liability Company, of record as Instrument No. 20010910-0097951 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1136 Radnor Glen Drive, Brentwood, TN 37027

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 hands this 15th day of July, 2004.

Mark S. Courey

By: Susan J. Courey, Attorney in Fact

Susan J. Courey

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Susan J. Courey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2004.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan J. Courey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark S. Courey, and acknowledged that she executed the same as the free act and deed of the said Mark S. Courey.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2004.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee