WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/6/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/07/05 08:39 2 pgs
Fees:13.00 Taxes:436.60
20050307-0024553

b-4390

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Thomas	Robert A. Thomas	16112-0-A-010.00
(NAME)	(NAME)	
5722 Hickory Plaza Drive, Unit 4-C	5722 Hickory Plaza Drive Unit C-4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Hickory Plaza, II, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Thomas, unmarried, 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 C-4 of Hickory Plaza Office Townhomes as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhomes, of record in Book 8000, Page 810, Register's Office of Davidson County, Tennessee, and as described in Plat Book 5200, Page 68, resubdivided in Plat Book 6250, Page 248, and amended in Plat Book 6623, page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Hickory Plaza II, Inc. by Warranty Deed from Wayne Bryant, dated November 21, 2002, of record as Instrument No. 20021220-0157430, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Wayne Bryant by deed dated June 11, 1998, from J.D. Eatherly and Daisy Eatherly of record in Book 11004, Page 663 Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5722 Hickory Plaza Drive Unit C-4, Nashville, TN 37211

(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 hand this 10th day of February, 2005.

Hickory Plaza, II, Inc.

By: _____
Irene Hindman, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Irene Hindman with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Secretary/Treasurer respectively of the Hickory Plaza, II, Inc. the within named bargainor, and corporation, and that he/she as such Secretary/Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Irene Hindman as such Secretary/Treasurer .

Witness my hand and official seal at office at Williamson County, Tennessee on this the 10th day of February, 2005.

Notary Public

My Commission Expires: 8/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027