Davidson County DEEDWARR
Recvd: 04/13/05 14:54 3 pgs
Fees:18.00 Taxes:468.80
20050413-0041299

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,703.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of April, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
George Wesley Thomas, Jr. and Jessica Thomas
2110 Nashboro Blvd. Unit 27
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
135-12-0-B-027.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary C. Bright, a married man,*** hereinafter referred to as Grantors, hereby transfers and conveys to **George Wesley Thomas, Jr. and wife, Jessica Suzanne Thomas** hereinafter referred to as 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. 27 on a plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7 of record in Book 11700, page 49 and 50, which amends the plat of record in Book 4660, page 156, 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 Gary C. Bright, an unmarried man, by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc. of record in Instrument No. 20010222-0016629, Register's Office for Davidson County, Tennessee.

The said property is not marital residence of Gary C. Bright.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 11700, Page 49 and 50, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11703, Page 520, Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Instrument No. 200003160027171, Instrument No. 200006270063887, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4868, Page 74, Book 4815, page 425, Book 10110, page 860, Book 4460, page 149 and 151, and Instrument No. 200010120101575, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

Memorandum of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Deed to Homeowners Association of record in Instrument No. 200010100100360, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2110 Nashboro Blvd. Unit 27, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 8th day of April, 2005.

Gary C. Bright by attorney in fact

Gary C. Bright

12437-BP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer van Nelson, with whom I am personally acquainted and who proved herself to be the attorney in fact of Gary C. Bright and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2005.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

