LIMITED WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/6/08

(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 06/03/05 10:24 2 pgs
Fees:13.00 Taxes:434.75

20050603-0063232

THIS INSTRUMENT WAS PREPARED BY

7100 Executive Center Drive

Brentwood, TN 37027

B-4586

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fresh Start Homevantage, LLC	NEW OWNER	161-12-0-A-007.00-CO
(NAME)	(NAME)	
5722 Hickory Plaza Dr. Suite C-1		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Hickory Plaza II, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Fresh Start Homevantage, LLC, AND THEIR SUCCESSORS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit C-1 of Hickory Plaza Office Townhouses as described by the Master Deed Establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, of record in Book 8000, Page 910, Register's Office for Davidson County Tennessee, and as described in Book 5200, Page 68, re-subdivided in Book 6250, Page 248 and amended in Book 6623, Page 215, said Register's Office, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Hickory Plaza II, Inc. by Warranty Deed from Wayne Bryant, dated November 21, 2002, of record in Instrument No. 20021220-0157430, Register's Office for 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 Suite C-1, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Fresh Start Homevantage, LLC and his/her/their assigns, forever.

Said Hickory Plaza II, Inc. warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Hickory Plaza II, Inc. has executed this deed this 31st day of May, 2005.

Hickory Plaza II, Inc

By: James Hooker

Title: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James W. Hindman, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of the Hickory Plaza II, Inc, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2005.

Commission expires: 11/10/08

Carol R Rivers

Notary Public



RETURN TO:

7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027