WARRANTY DEED

State of Tennessee)
County of Davidson)

06-02-001-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Carol Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March, 2006

Notary Public

My Commission Expires: 12/09/07 (AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Davidson County DEEDWARR
Recvd: 04/06/06 12:52 2 pgs
Fees:13.00 Taxes:1961.00
20060406-0039735

THIS INSTRUMENT WAS PREPARED BY Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027		
ADDRESS FOR NEW OWNER(S) AS FOLLOWS: **MADAPPALLIL M. GEORGE, GESIS GEORGE THANA, JOSEPH JAMES, AND 3MS PROPERTIES, LLC**	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL-NUMBERS 86-1
(NAME) P.O. Box 682386	(NAME)	85.00
(ADDRESS) FRANKLIN, TN 37068	(ADDRESS)	
(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, **J. GREGORY HALE, as to an eighty (80%) percent undivided fee simple interest STEPHEN HEINS, as to a twenty (20%) percent undivided fee simple interest**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MADAPPALLIL M. GEORGE, GESIS GEORGE THANA, JOSEPH JAMES, AND 3MS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs/its successors 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. 1 on the Plan of Re-Subdivision of Lot No. 2 on the Plat of Hermitage Professional Mall, of record in Book 5210, Page 143, 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 J. GREGORY HALE, as to an eighty (80%) percent undivided interest and STEPHEN HEINS, as to a twenty (20%) percent undivided interest, by Quitclaim Deed from JPS PROPERTIES, A TENNESSEE JOINT VENTURE composed of J. Gregory Hale and Stephen Heins, dated January 25, 2006, of record in Instrument No. 20060125-0009677, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5210, Page 143, said Register's Office; 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: 109 Boonabrook Drive, Hermitage, TN, 37176.

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

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 31st day of March, 2006

J. GREGORY HALE

STEPHEN HEINS

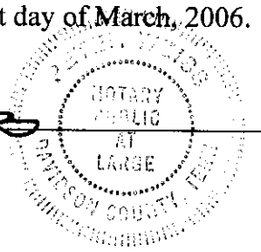
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. GREGORY HALE, as to an eighty (80%) percent undivided fee simple interest**, the bargainor, 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 31st day of March, 2006.

My Commission Expires: 03/31/07

Notary Public



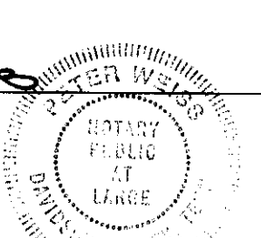
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEPHEN HEINS, as to a twenty (20%) percent undivided fee simple interest**, the bargainor, 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 31st day of March, 2006.

My Commission Expires: 03/31/07

Notary Public



RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067