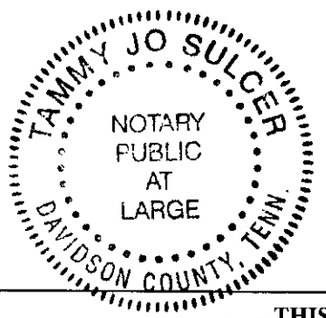
File No. 260300570

WARRANTY DEED



My Commission Expires NOV. 25, 2006

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2006.

Tammy Jo Sulcer
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/25/06 10:25 2 pgs
Fees:13.00 Taxes:216.45
20060425-0047023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riverside Properties	Riverside Properties	064-16-0-A 109.00CO
(NAME) 518 Knapp Farm Drive	(NAME) 518 Knapp Farm Drive	
(ADDRESS) Hermitage, Tn 37076	(ADDRESS) Hermitage, Tn 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, John L. Thomas and wife, Annette M. Thomas, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Riverside Properties, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 109 on the Plan of Jackson Meadows, Phase I, Section I, according to the Master Deed of record in Book 7434, Page 642, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, 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 John L. Thomas and wife, Aneatte M. Thomas by deed from Jeffery Todd Smith, a single person, of record in Instrument No. 20040719-0085734, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 527, Register's Office of said County.

Subject to Master Deed and By-Laws of record in Book 7433, Page 236 and 7434, Page 642, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 109 General Jackson Lane, Hermitage, TN 37076
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of April, 2006.

John L. Thomas

Annette M. Thomas

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John L. Thomas and wife, Annette M. Thomas the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of April, 2006.

Commission expires:

MY COMMISSION EXPIRES JANUARY 3, 2009

Notary Public

PAULETT LIPSCOMB NOTARY PUBLIC ALABAMA STATE AT LARGE

File Number: 260300570

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122