File No. 260400823

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/11/06 15:03 4 pgs
Fees:23.00 Taxes:1224.70

20060711-0083359

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thirty One Holdings, LLC	SAME	053120A00200CO
(NAME)	(NAME)	
330 Franklin Rd, Suite 135A-114		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey (wife of Larry Edward Hosey, deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams; and William Francis Hosey, as Co-Trustee of the Harry A. Hosey Family Trust; William Francis Hosey, as Co-Trustee of the Alice Brittan Hosey Family Trust; William Francis Hosey, as Co-Executor of the Estate of Alice Brittan Hosey; Mary Ellen Champlin, as Co-Trustee of the Alice Brittan Hosey Family Trust; and Mary Ellen Champlin, as Co-Executor of the Estate of Alice Brittan Hosey, and Mary Ellen Champlin, as Co-Trustee of the Harry A. Hosey Family Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thirty One Holdings, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

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 Lot 2 Lake Meade Point, Old Hickory, TN 37318
(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), HIS 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), HIS 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 7th day of July, 2006.

Patrick Joseph Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Wanda C. Baker a/k/a Wanda Catherine Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Rebecca Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Charles R. Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Barbara Joern a/k/a Barbary Ann Hosey Joern
Barbara Joern a/k/a Barbara Ann Hosey Joern
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

John T. Hosey a/k/a John Thomas Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Kevin B Hosey a/k/a Kevin Brittan Hosey
Kevin B. Hosey a/k/a Kevin Brittan Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Sharon M Seckman a/k/a Sharon Marie Hosey
Sharon M. Seckman a/k/a Sharon Marie Hosey Seckman
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Margaret C. Geismann a/k/a Margaret C. Hosey
Margaret C. Geismann a/k/a Margaret Colleen Hosey Geismann
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

William F. Hosey
William F. Hosey, Co-Trustee of the Harry A. Hosey Family Trust
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Harry A. Hosey Jr a/k/a Harry Alvin Hosey Jr
Harry A. Hosey, Jr. a/k/a Harry Alvin Hosey, Jr.
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

William Francis Hosey
William Francis Hosey, Co-Trustee of the Alice Brittan Hosey Family Trust
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Michael P. Hosey a/k/a Michael Perry Hosey
Michael P. Hosey a/k/a Michael Perry Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

William Francis Hosey
William Francis Hosey, Co-Executor of the Estate of Alice Brittan Hosey
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Alice Hosey-Williams a/k/a Alice Maureen Hosey-Williams
Alice Hosey-Williams a/k/a Alice Maureen Hosey-Williams
Mary Ellen Champlin
By: Mary Ellen Champlin, Attorney-in-Fact

Mary Ellen Champlin
Mary Ellen Champlin, Co-Trustee of the Harry A. Hosey Family Trust

Mary Ellen Champlin
Mary Ellen Champlin, Co-Trustee of the Alice Brittan Hosey Family Trust

William F. Hosey Individually
William F. Hosey, Individually
Mary Ellen Champlin
By: Mary Ellen, Champlin, Attorney-in-Fact

Mary Ellen Champlin
Mary Ellen Champlin, Co-Executor of the Estate of Alice Brittan Hosey, Deceased

Mary Ellen Champlin Individually
Mary Ellen Champlin, Individually

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, Final Plat Subdivision of the Harry Hosey property as of record in Deed Book 1426, Page 449, Deed Book 6607, Page 436, Deed Book 1305, page 254, Deed Book 1217, Page 874 and Re-Subdivision of Lot Nos. 8, 9 and 10 of the Villas of Lake Meade, Phase II, as of record in Plat Book 7900, page 963, as shown on plat of record in Instrument No.20021205-0149714, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Harry A. Hosey and wife, Mary T. Hosey, by deed from Catherine T. Lowery of record in Book 1305, page 254, RODCT; by deed to Harry A. Hosey and wife, Mary Margaret Hosey from C. C. Dunn and wife, Mary Louise Dunn of record in Book 1426, page 449, RODCT; by deed to Harry Alvin Hosey and wife, Alice Brittan Hosey, from Thelma S. Taylor, of record in Book 6607, page 436, RODCT; and by deed to Harry A. Hosey and wife, Mary Touhy Hosey from Life and Casualty Insurance Company of Tennessee of record in Book 1217, page 271, re-recorded in Book 1217, Page 674, Register's Office for Davidson County, Tennessee.

The said Harry A. Hosey having since died testate on August 21, 2000 in Davidson County, Tennessee, with the said Mary T. Hosey a/k/a Mary Margaret Hosey, a/k/a Mary Touhy Hosey having predeceased him. Pursuant to the Last Will and Testament of Harry A. Hosey of record in Docket # 00P-1687, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Alice Brittan Hosey, Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Giesmann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William F. Hosey and Mary Ellen Champlin, having been appointed Co-Executors of the Estate of Harry A. Hosey, Deceased, and William F. Hosey and Mary Ellen Champlin having been appointed as Co-Trustees of the Harry A. Hosey Family Trust.

The said Alice Brittan Hosey having since died testate, on November 27, 2001, in Davidson County, Tennessee, and pursuant to the Last Will and Testament of Alice Brittan Hosey, of record in Docket #02P-323, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Patrick Joseph Hosey, William Francis Hosey, Barbara Ann Hosey Joern, Sharon Marie Hosey Seckman, Margaret Colleen Hosey Geismann, Rebecca Hosey (wife of Larry Edward Hosey, Deceased), Harry Alvin Hosey, Jr., Mary Ellen Hosey Champlin, Michael Perry Hosey, Wanda Catherine Hosey Baker, Charles Robert Hosey, John Thomas Hosey, Kevin Brittan Hosey and Alice Maureen Hosey-Williams. William Francis Hosey having been appointed Executor and Mary Ellen Champlin Co-Executor of the Estate of Alice Brittan Hosey, Deceased. William Francis Hosey and Mary Ellen Champlin having been appointed as Co-Trustees of the Alice B. Hosey Family Trust.

William F. Hosey also known as William Francis Hosey.
Barbara Joern also known as Barbara Ann Hosey Joern.
Sharon M. Seckman also known as Sharon Marie Hosey Seckman.
Margaret C. Geismann also known as Margaret Colleen Hosey Geismann.
Michael P. Hosey also known as Michael Perry Hosey.
Wanda C. Baker also known as Wanda Catherine Hosey.
John T. Hosey also known as John Thomas Hosey.
Kevin B. Hosey also known as Kevin Brittan Hosey.
Alice Hosey-Williams also known as Alice Maureen Hosey-Williams.
Harry A. Hosey, Jr. also known as Harry Alvin Hosey, Jr.
Alice Brittan Hosey also known as Alice B. Hosey.
Harry A. Hosey also known as Harry Alvin Hosey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2006, before me, the undersigned, Notary Public in and for said County and State, personally appeared the within-named Mary Ellen Champlin, individually and as Co-Executor of the Estate of Alice Brittan Hosey, Deceased, and as Co-Trustee of the Harry A. Hosey Family Trust and of the Alice B. Hosey Family Trust, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 7th day of July, 2006.

Commission expires: 07/21/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ellen Champlin, to me known and acknowledged herself to be the person who executed the foregoing instrument for the purposes therein contained and as further acknowledged that she is the attorney-in-fact for Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, Charles R. Hosey, John T. Hosey, Kevin B. Hosey and Alice Hosey-Williams, and acknowledged that she executed the same as the free act and deed of the said Patrick Joseph Hosey, Rebecca Hosey, Barbara Joern, Sharon M. Seckman, Margaret C. Geismann, Harry A. Hosey, Jr., Michael P. Hosey, Wanda C. Baker, and Charles R. Hosey, John T. Hosey, Kevin B. Hosey and Alice Hosey-Williams.

Witness my hand at Goodlettsville, Tennessee, this 7th day of July, 2006.

Commission expires: 07/21/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Ellen Champlin to me known and acknowledged herself to be the person who executed the foregoing instrument for the purposes therein contained and as further acknowledged that she is the attorney-in-fact for William F. Hosey, individually and as Co-Executor of the Estate of Alice Brittan Hosey, Deceased, and as Co-Trustee of the Harry A. Hosey Family Trust and of the Alice B. Hosey Family Trust, and acknowledged that she executed the same as the free act and deed of the said William F. Hosey..

Witness my hand at Goodlettsville, Tennessee, this 7th day of July, 2006.

Commission expires: 07/21/07

Notary Public

File Number: 260400823
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072