File No. 270801491

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/07 10:13 2 pgs
Fees:13.00 Taxes:185.00

20070831-0104859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J W Corporation | J W Corporation | 161-12-0A-4.00CO |
| (NAME) 5722 Hickory Plaza Drive, Suite A-4 | (NAME) 5722 Hickory Plaza Drive, Suite A-4 | |
| (ADDRESS) Nashville, Tennessee 37211 | (ADDRESS) Nashville, Tennessee 37211 | |
| (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, I, **William E. Hall, an unmarried man** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JW Corporation, a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit No. A-4, on the Plan of Hickory Plaza Office Townhomes, as shown by plat appearing of record in Plat Book 6250, Page 248, as set out in Master Deed of Record in Book 8000, page 910, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to William E. Hall by Warranty Deed dated November 24, 1993 of record in Book 9164, page 804, and rerecorded in Book 9223, page 171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
2008 Real property taxes, and every year thereafter a lien not yet due and payable; Master Deed filed of record in Book 8000, page 910, said Register's Office; Restrictions of record in Book 6457, page 189, and in Book 7857, page 594, said Register's Office; HOA Charter filed of record in Book 8000, page 908, said Register's Office;
Ingress/Egress Easement of record in Book 4827, page 892, assigned in Book 5358, page 99, said Register's Office;
Electric Line Easement of record in Book 4854, page 240, said Register's Office; Sewer Easement as referenced in Book 4658, page 794, said Register's Office; Water Main Easement of record in Book 6846, page 523, said Register's Office;
Subject to any and all matters on plat of record in Plat Book 5200, page 68, as amended in Plat Book 6623, page 215, said Register's Office; Subject to any and all matters on plan of record in Plat book 6250, page 248, said Register's Office.

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 5722 Hickory Plaza Drive Suite A-4, Nashville, TN 37211
(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), its 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), its 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 30th day of August, 2007.

William E. Hall

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 William E. Hall the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of August, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC

**File Number: 270801491**

**RETURN TO:**
Southern Title Services
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Mt. Juliet, TN 37122