WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/07 12:09 2 pgs
Fees:13.00 Taxes:382.78
20071203-0139757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,455.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1243

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Keith Thornberry	SAME	082-03-0 418.00
(NAME) 311 Cleveland Street	(NAME) 920 Cahal Ave	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mid State Brokerage, Inc., Trustee for the Hickory Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon Keith Thornberry, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25 on the Plan of J. M. Eatherly's Addition to East Nashville, as of record in Plat Book 57, Page 138, along with property abandoned by Metropolitan Government for Nashville/Davidson County, Bill No. 63-39, (2) of record in Book 3770, Page 243, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mid-State Brokerage, Inc., Trustee for The Hickory Trust by Quitclaim Deed dated 9/15/2006 from Edward W. Linder, married, of record in Instrument Number 20061012-0126699, 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 311 Cleveland Street, Nashville, TN 37201

(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 GRANTEES, their heirs 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 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 our hands this 27th day of November, 2007.

Mid State Brokerage, Inc., Trustee for the Hickory Trust

By:

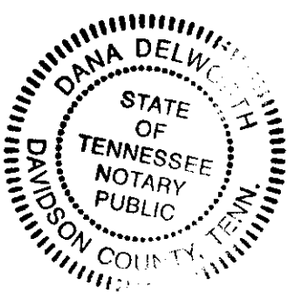
Edward W. Linder, President of Mid State Brokerage, Inc., Trustee for the Hickory Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward W. Linder with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the President of Mid State Brokerage, Inc., Trustee for the Hickory Trust , the within named bargainor, a corporation as Trustee for said trust, and that he/she as such President of Mid State Brokerage, Inc., as Trustee for the Hickory Trust being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Edward W. Linder as such President and agent of the Trustee.

Witness my hand and official seal at office at Nashville, Tennessee on this 27th day of November, 2007.



Notary Public

My Commission Expires 01/24/2009

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216