McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

(3)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $87,000.00 Affiant Subscribed and sworn to before me, this 27th day of March, 2008. Notary Public Expiration of commission. 1/24/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/01/08 13:20 2 pgs
Fees:13.00 Taxes:321.90
20080401-0032562

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dayna Thomas	**JPMorgan Chase Bank, N.A.**	**Map 162, Group 05-0C, Parcel 280**
5515 Country Dr 28	**5409 Maryland Way Suite 202**	
Nashville, TN 37211	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

James T. McDowell, and wife, Barbara J. McDowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dayna Thomas

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:

Land in Davidson County, Tennessee, being Town House No. 28, in Hickory Valley Condominiums, a Horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James T. McDowell and wife, Barbara J. McDowell, by Warranty Deed, from Jim F. Smith and wife, Paula K. Smith, of record in Book 10542, page 364, Dated July 25, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, page 27, Register's Office for DAVIDSON County, Tennessee.
Access Easement of record in Book 4842, page 979 and Book 5606, page 663, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 9512, page 312,Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4521, page 574, Book 5001, page 394, Book 10675, page 743, Book 8466, page 263 and Book 10597, page 675, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 4521, page 582, Book 10597, page 703 and Book 10645, page 774, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 5515 Country Dr 28, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 27th day of March, 2008.

James T. McDowell by James G. McDowell, Attorney-in-Fact
James T. McDowell by James G. McDowell, Attorney-in-Fact

Barbara J. McDowell by James G. McDowell, Attorney-in-Fact
Barbara J. McDowell By James G. McDowell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James G. McDowell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of James T. McDowell for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for James T. McDowell, and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of March, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James G. McDowell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Barbara J. McDowell for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for Barbara J. McDowell, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of March, 2008

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08216-SH**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027