WARRANTY DEED

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167 VT0905004J4

BILL GARRETT, Davidson County
Trans:T20090034776 DEEDWARR
Recvd: 05/27/09 12:30 3 pgs
Fees:18.00 Taxes:777.00

20090527-0048533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

GAIL C. VICTORY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires OCT 24 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd E. Grabois	Tennessee Bank & Trust	Map 131-5-A
(NAME)	(NAME)	
109 Jefferson Square	9000 Carothers Parkway	Parcel 109 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(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, **HARPER INDUSTRIES, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD E. GRABOIS AND WIFE, MELISSA GRABOIS,** 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 Unit 109 on the Plan of Jefferson Square Townhouses of record in Plat Book 4675, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof, together with the appurtenant interest in the common elements of Jefferson Square Section One, a Horizontal Property Regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and Book 8550, page 3, Register's Office for said County.

Being the same property conveyed to Harper Industries, Inc., by deed from Lawrence J. Cormier and wife, Marilyn Cormier of record in Book 10084, page 673, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 12, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4731, page 332, Book 4731, page 341, Book 5826, page 693, Book 8550, page 3, Book 8550, page 973, Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 9276, page 249, Book 10355, page 306 and Instrument #20051027-0130020, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 109 Jefferson Square, Nashville, Tennessee 37215
(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 my hand this 20th day of May, 2009.

Harper Industries, Inc.

By: _____
Billy Harper, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Billy Harper with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be President of Harper Industries, Inc. the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2009.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 201[illegible]

_____
Notary Public

Witness my hand this 20th day of May, 2009.

Harper Industries, Inc.

By: Margaret Shuemaker
Margaret Shuemaker, Secretary

STATE OF KENTUCKY
COUNTY OF McCracken

Before me, the undersigned, a Notary Public of said County and State, personally appeared Margaret Shuemaker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be Secretary of Harper Industries, Inc. the within named bargainor, a corporation, and that she as such Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Secretary.

Witness my hand and official seal at Paducah, Kentucky this 20th day of May, 2009.

Commission expires: 01-23-2012

Notary Public

