Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100064116 DEEDWARR
Recvd: 10/08/10 14:18 3 pgs
Fees: 18.00 Taxes: 310.80

20101008-0081092

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $84,000.00.

Affiant

Subscribed and sworn to me on October 7, 2010.

NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires:
March 3, 2014
STATE OF TENNESSEE

TODD A. BRICKER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24715SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Suzanne Thomas 2258 Lebanon Pike #42 Nashville, TN 37214	SAME AS NEW OWNER	95-03-A-042 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas R. Street, Jr., an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Suzanne Thomas, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 42 on th Plan of Magnolia Square Condominiums according to the Master Deed of record in Book 6685, page 253, in the Register's Office for Davidson County, Tennessee, and shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed in Book 6685, at page 275, to which reference is made for a more particular description.

Being the same property conveyed to Virginia S. Street and Thomas R. Street, Jr., as Tenants in Common with a right of survivorship, by Quitclaim Deed from 1994-H2 Tennessee Associates, L.P., a Delaware limited partnership, of record in Book 11749, page 388, in the Register's Office for Davidson County, Tennessee. Virginia S. Street died July 16, 2009, leaving Thomas R. Street, Jr., as sole owner.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been paid by the Grantor and subsequent years assumed by the Grantee; and
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums of record in Book 6685, page 253, and Assignment and Designation as Successor Declarant under the Master Deed of record in Book 8145, page 401; Book 10320, page 582, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out

in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums of record in Book 6685, page 253, and Assignment and Designation as Successor Declarant under the Master Deed of record in Book 8145, page 401; Book 10320, page 582, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums of record in Book 6685, page 253, and Assignment and Designation as Successor Declarant under the Master Deed of record in Book 8145, page 401; Book 10320, page 582, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums of record in Book 6685, page 253, and Assignment and Designation as Successor Declarant under the Master Deed of record in Book 8145, page 401; Book 10320, page 582, Register's Office for Davidson County, Tennessee. and

3. Matters shown on Plan of Magnolia Square Condominiums attached as Exhibit "B" to said Master Deed in Book 6685, at page 275, in said Master Deed.
4. Matters shown on the Boundary Plat in Book 5200, page 702, in said Register's Office.
5. Subject to Magnolia Square Condominiums Rules and Regulations of record as Instrument No. 20060725-0089316, in said Register's Office.
6. Charter of Magnolia Square Homeowners' Association, Inc., of record in Book 6685, page 277, in said Register's Office.
7. By-Laws of Magnolia Square Homeowners; Association, Inc., of record in Book 6685, page 277, in said Register's Office.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2258 Lebanon Pike #42, Nashville, TN 37214.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on October 7, 2010.

Thomas R. Street, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 7, 2010, before me personally appeared Thomas R. Street, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 7, 2010.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE