FILE NUMBER
311295(1)

This instrument prepared by and return to: C & T TITLE AND ESCROW
6094 APPLETREE CENTER DRIVE STE 1
MEMPHIS, TN 381115

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of October 2011, by and between John Thomas Jr. (Grantor) Single party of the first part, and Everyman Properties, LLC (Grantee)_____party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

See Exhibit C

Being the same property conveyed to Grantor by Warranty Deed recorded in instrument 200209160112348 in the Register's Office of by Davidson County Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: **2012 Nashville City and 2012 Davidson County real property taxes, being liens not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Master Deed book 6794 page 219 being of record in said Register's Office.**, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

By:
John Thomas Jr.

BILL GARRETT, Davidson County
Trans:T20110066632 DEEDWARR
Recvd: 10/25/11 09:46 3 pgs
Fees:18.00 Taxes:379.25
20111025-0082856

STATE OF TN

COUNTY OF Shelby

Before me the undersigned Notary Public of the State and County aforesaid, personally appeared **John Thomas Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Person within Bargainor, and as such being authorized to do so, executed the foregoing instrument by himself as Grantor.

WITNESS my hand and official seal at office this 6th day of October 6, 2011

NOTARY PUBLIC

My Commission Expires: _____

GARMER CURRIE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY
MY COMMISSION EXPIRES: November 8, 2014

Property Owner and Address:
Everyman Properties LLC
P.O. Box 8081
Columbia, TN 38402-8081
Tax Parcel No:
093-13-A-408.00C0

Property Address:
11 Music Square East #408
Nashville TN 37203

MAIL TAX BILLS TO:
Evaeryman Properties LLC
P.O. Box 8081
Columbia, TN 38402-8081

STATE OF TENNESSEE
COUNTY OF ~~Shelby~~ Maury

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $102,500.00 amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of October, 2011.

RHONDA HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 05-20-2013

NOTARY PUBLIC

My Commission Expires: _____

SCHEDULE C

Property Description

Land in Davidson County, Tennessee, being Unit No. 408 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated as established by Master Deed of Record in Book 6794 Page 219, Register's Office for Davidson County, Tennessee together with individed percentage interest in the common elements appurtenant to said unit as set forth In exhibit A-1 of said Master's Deed. Reference is hereby made for the Plat of Spence manor Condominium as set forth In exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to John Thomas, Jr. by deed from Bankers Trust Company of Ca of record in Instrument 200209160112348, Register's Office for Davidson County, Tennessee, dated August 23, 2002.

Tax Parcel: 093-13-A-408.00C0

Property Address: 11 Music Square East #408, Nashville, TN 37203

* the above described property is the same property contained in the prior deed and no new survey is available /