WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011921 DEEDWARR
Recvd: 02/20/14 11:12 2 pgs
Fees:13.00 Taxes:4325.30

20140220-0014588

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,169,000.00

Catherine Clearwaters
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~31ST~~ 18 DAY OF ~~JANUARY~~ February 2014.

Lynn J. Babcock
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-15-17

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6096P MSH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
MSH Family Partnership Limited		11704015800
2708 Brightwood Avenue		
Nashville, TN 37212		

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

MICHAEL LANE THOMAS AND WIFE JULIE THOMAS

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

MSH FAMILY PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2708 Brightwood Avenue, Nashville, TN 37212

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 31st day of January, 2014.

Michael Lane Thomas

Julie Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL LANE THOMAS AND JULIE THOMAS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January, 2014.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-21-2016

14-6096P MSH

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 127, RESUBDIVISION PLAT, THE NORTHERLY 31 FEET OF LOT NO. 126 AND ALL OF LOT NOS. 127 AND 128, BELMONT TERRACE, as shown on plat of record in Instrument No. 20130214-0015163, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jason Dunaway and Lisa Dunaway to Michael Lane Thomas and wife, Julie Thomas as recorded on the 18th day of March, 2013 in Instrument No. 20130318-0026791 and Warranty Deed from Tanja Armstrong to Jason Dunaway and Lisa Dunaway as recorded on the 19th day of September, 2012 in Instrument No. 20120919-0085053, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PLAT, THE NORTHERLY 31 FEET OF LOT NO. 126 AND ALL OF LOT NOS. 127 AND 128, BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101 and Instrument No. 20130214-0015163, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Agreement as set forth in instrument recorded in Book 716, Page 2.