This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Allan Smith
81 Elberta St.
Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 04/27/16 08:40 2 pgs
Fees:13.00 Taxes:333.00
20160427-0040809

MORTGAGEE:
Adam Zimmermann, Amy Kim and Christian Kim
2128 Buckner Dr.
Manhattan, KS 37210

PARCEL 059100282.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael D. Thomson,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Allan Smith,** hereinafter called the "GRANTEE", his 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 Lot No. 30 on Plan of Haynes Manor, Section 7, of record in Book 6250, page 292, said Register's Office for Davidson County, Tennessee, to which referece is hereby made for a more complete description.

Being the same property conveyed to Michael D. Thomson by Deed dated July 23, 2013 from Charles Anderson and wife, Maxine Anderson, of record in Instrument No. 201307290078824, Register's Office for Davidson County, Tennessee.

Jennifer Thomson , spouse of Michael D. Thomson, hereby joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Michael D. Thomson.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6632, page 656, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 6250, page 292, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6250, page 656, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 780 & 782 Garrison Dr., Nashville, Tennessee 37207.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTOR does covenants 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 warrants that 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", and his 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 this the 25th day of April, 2016.

Michael D Thomson by Jnfr

Michael D. Thomson by **Jennifer Burnett Thomson**, Attorney in Fact Burnett-Thomson Attorney in fact

Jennifer Thomson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jennifer Thomson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2016.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

State of Tennessee
County of Davidson

On this 25th day of April, 2016, before me, a notary public, of the State and County aforesaid, personally appeared Jennifer Burnett Thomson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for the within named bargainor, Michael D. Thomson, and that Jennifer Burnett Thomson as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Michael D. Thomson, herself, as Attorney in fact.

Witness my hand and official seal this the 25th day of April, 2016.

Notary Public

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

State of Tennessee)
County of Davidson)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of April, 2016.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of APRIL, 20 16, personally appeared before me, a notary public for this county and state, CHRISTIE J LANNOM who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES JUNE 25, 2019