Box#14
G#29724-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055168 DEEDWARR
Recvd: 06/28/17 09:20 2 pgs
Fees:13.00 Taxes:1171.05
20170628-0064866

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$316,500.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2017.

Notary Public

My commission expires: 07-03-2017
(AFFIX SEAL)

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Justin Tomal	**Midland States Bank**	**Map 104-06-0-6 Parcel 001.00co**
101 Fairmont Place	**1201 Network Centre Drive**	
Nashville, TN 37203	**Effingham, IL 62401**	

FOR AND IN 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,

John Thomas Hester and Linda Hester, joint tenants with right of survivorship

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

Justin Tomal, a single man

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.101 as specified on the Plat shown in the Master Deed, on the Plan of Fairmont Square I Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Fairmont Square I Condominiums, of record under Book 6445, Page 612,as amended in Book 6484, Page 111, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Fairmont Square I Condominiums, for placement of Units, as shown on Exhibit to the Master Deed of record under Book 6445, Page 612, as amended in Book 6484, Page 111, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to John Thomas Hester, by Deed from David Amsalem, unmarried, dated July 15, 2015, of record in Instrument No. 20150716-0069662, Register's Office for Davidson County, Tennessee.

THE said John Thomas Hester having Quitclaimed to John Thomas Hester and Linda Hester, joint tenants with right of survivorship, dated January 13, 2016, of record in Instrument No. 20160125-0006744, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of John Thomas Hester, pursuant to a Power of Attorney executed by him on the 21st day of June, 2017, of record in Instrument No. 20170628-0064864, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Linda Hester, pursuant to a Power of Attorney executed by her on the 20th day of June, 2017, of record in Instrument No. 20170628-0064865, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan of record in Plat Book 6250, Page 310, said Register's Office for Davidson County, Tennessee;

2) The Premises herein insured is a condominium apartment established pursuant to all 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 interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fairmont Square Condominiums, of record in Book 6445, Page 612, and as amended in Book 6484, Page 111, Register's Office for Davidson County, Tennessee.;

3) By-Laws of Fairmont Square Homeowners' Association, Inc. of record in Book 6445, Page 641, and as amended in Book 6653, Page 895, Register's Office for Davidson County, Tennessee;

4) Charter of Fairmont Square Homeowners' Association, Inc. of record in Book 6491, Page 842, Articles of amendment of record in Book 7555, Page 377 and Page 7866, Page 382, Register's Office for Davidson County, Tennessee;

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **101 Fairmont Place, Nashville, TN 37203**

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 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/our hand(s) this **27th** day of **June, 2017.**

John Thomas Hester by
Houston Howell, Attorney-in-fact
John Thomas Hester
By: Houston Howell, Attorney in Fact

Linda Hester by
Houston Howell, attorney-in-fact
Linda Hester
By: Houston Howell, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Houston Howell, 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 Attorney-In-Fact for **JOHN THOMAS HESTER** and **LINDA HESTER,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **JOHN THOMAS HESTER** and **LINDA HESTER** for the purpose therein contained, by signing the name of **JOHN THOMAS HESTER** and **LINDA HESTER** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **June, 2017.**

Corylyn S. Priest
Notary Public

My Commission Expires: 7.8.2019

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CORYLYN S. PRIEST