WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/03 12:58 2pgs
Fees:13.00 Taxes:205.35

20031222-0181784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00

ERIC D THOMPSON and DEBORAH J THOMPSON

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11th DAY OF December, 2003

Jacqueline D Rice
NOTARY PUBLIC

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
HENRIETTA MARTIN	Same as New Owner	105-14-0141.00
2221 LINDELL AVENUE		Group
NASHVILLE, TN 37204		Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERIC D THOMPSON** and DEBORAH J THOMPSON HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRIETTA MARTIN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 19, on the Plan of Yarbrough Subdivision of Woodland, of record in Plat Book 161, page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric D. Thompson, a single person and Deborah J. Thompson, a single person by Deed from Eric D. Thompson, a single person dated 11/26/01 and recorded 11/28/01 in Instrument # 20011128-0129747, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument # 20010227-0018179.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record; any and all matters in the Plan of record in Book 161, page 87; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."
"The above legal description is identical to the one in the previous deed of record."

☐ Unimproved
This is ☒ Improved property known at **2221 LINDELL AVENUE** **NASHVILLE,** **TN** **37204**
(House No.) (Street) (P.O.Address) (City or Town) (State) (Zip)

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, their heirs and assigns forever, and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this **11th day of December, 2003**

ERIC D THOMPSON

DEBORAH J THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GAIL BROWN a Notary Public in and for said County and State, within named ERIC D THOMPSON and DEBORAH J THOMPSON be within named bargainor , with whom I am personally aquainted 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 Davidson County, this **11th day of December, 2003**

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

Notary Public

My Commission Expires: