WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/04 09:12 2pgs
Fees:13.00 Taxes:725.20

20041109-0134845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE SHARON M. GARNER

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. McRae and Lindsey R. Bush	New Owner	146-16O
(NAME)	(NAME)	19.00
499 Hogan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTOPHER K. THOMPSON AND WIFE, GINA F. THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. MCRAE, UNMARRIED; AND LINDSEY R. BUSH, UNMARRIED; AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Lot No. 70 on the Plan of Brentwood Hall, Section IV, as of record in Plat Book 2083, Page 90, Register's Office for Davidson County, Tennessee. Said Lot No. 70 fronts 92.7 feet on the south side of Hogan Road and runs back between lines 188.4 feet on the westerly line and 186.6 feet on the easterly line to a dead line on which it measures 89.0 feet.

Being the same property conveyed to Christopher K. Thompson and wife, Gina F. Thompson, by deed from Gary Steven Thompson and wife, Deborah Ann Thompson, dated April 17, 2002, of record in Inst. No. 20020419-0048911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2083, page 90, said Register's Office; and (c) restrictive covenants of record in Book 2198, page 3; and Book 2277, Page 413, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 499 Hogan Road, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 covenant with 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 our hands this 5th day of November, 2004.

Christopher K. Thompson

Gina F. Thompson

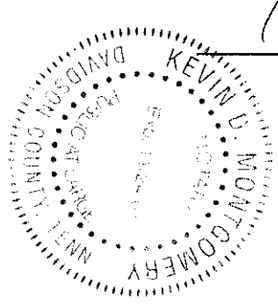
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher K. Thompson and wife, Gina F. Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2004.

Commission expires:



Notary Public