WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/05 15:24 2 pgs
Fees:13.00 Taxes:666.00
20050622-0071771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 100, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Thompson	Chase Manhattan Mortgage Corporation	72-09-0-215.00
(NAME)	(NAME)	72-09-0-420.00
2719 Gear Street	5409 Maryland Way Suite 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(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, The Marshfield Group, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Thompson, married and James King, married 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:

Land in Davidson County, Tennessee, being Lots Nos. 22 and 23 on the Map of Bush Spain's Subdivision of part of the Zack Stull Lands of record in Book 161, page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to the Marshfield Group, LLC, a Tennessee limited liability company, by deeds from ADCO Enterprises, Inc., a Tennessee corporation, of record in Instrument No. 20040624-0075317, and in Instrument No. 20040624-0075338, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2717 & 2719 Gear Street, Nashville, TN 37216

(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 my hand this 17th day of June, 2005.

The Marshfield Group, LLC, a Tennessee limited liability company

By: Larry Thompson

Larry Thompson, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Larry Thompson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledge herself to be Chief Manager (or other officer authorized to execute the instrument) of The Marshfield Group, LLC, the within bargainor, a a Tennessee limited liability company and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Chief Manager.

Witness my hand and seal, this 17th day of June, 2005.

Tiffany R. Addison

Notary Public

My Commission Expires:_____

