Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/05 09:21 2 pgs
Fees:13.00 Taxes:444.00
20050930-0117479

STATE OF TENNESSEE G#19228-2
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Angela J. Barbour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2005.

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 30, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd Ste B
Murfreesboro, Tennessee 37128

M-0158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice R Thompson	FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION	133-06-0-178.00
(NAME)	(NAME)	
3708 Yelton Drive	603 North Wilmot Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tucson, AZ 85711	
(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, Robert A. Wood and wife, Betty Wood, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice R Thompson, a single person and Amanda R Thompson, a single person,*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: *joint tenants with right of survivorship

Being all of Lot No. 31 on the Plan of Leonard Heights of record in Book 2330, Page 15 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Wood and wife, Betty Wood by Warranty Deed from Kenneth D. Brown and wife, Rebecca E Brown of record in Book 4857, Page 853 in the Register's Office for Davidson County, Tennesee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3708 Yelton Drive, Nashville, TN 37211

(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 30th day of September, 2005.

Robert A. Wood

Robert A. Wood

Betty Wood

Betty Wood

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Wood and Betty Wood the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of September, 2005.

Commission expires:
2.20.06

Annemarie Cain

Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd Ste B
Murfreesboro, Tennessee 37128

After Recording, Return To:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, TN 37204