WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/05 12:00 2 pgs
Fees:13.00 Taxes:943.50

20051031-0131188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2005.

NOTARY PUBLIC Exp. 5/28/06 DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
John Chris Thomson	Countrywide Home Loans, Inc.	Map 116-08-J
(NAME)	(NAME)	
1000 Clearview Drive	801 Crescent Centre Drive, Suite 510	Parcel 4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, Tennessee 37067	
(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, **JAMES F. FROST AND DIANA P. FROST, TRUSTEES OF THE REVOCABLE LIVING TRUST OF JAMES F. FROST AND DIANA P. FROST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHRIS THOMSON, UNMARRIED,** 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 Unit No. 4 on the Revised Plan of Kenner Manor of record in Plat Book 6250, page 777, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Diana Patterson Smith and husband, Dennis Smith by deed dated June 26, 1986 from Ambrose & Maxwell, a Partnership, of record in Book 6906, page 915, said Register's Office. Dennis Smith conveyed his interest in said property to Diana L. Patterson by Quitclaim Deed of record in Book 9233, page 490, said Register's Office. Diana L. Patterson is the same person as Diana Patterson Smith. Diana P. Frost (a.k.a Diana Patterson Smith) conveyed her interest in said property to James F. Frost and Diana P. Frost, Trustees of the Revocable Living Trust of James F. Frost and Diana P. Frost by Quitclaim Deed of record in Instrument #20040413-0041279, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6250, page 777, said Register's Office; (c) restrictive covenants of record in Book 6631, page 407, said Register's Office; and (d) Bylaws of record in Book 6631, page 417, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1000 Clearview Drive, Nashville, TN 37205
(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 21st day of October, 2005.

James F. Frost, Trustee

Diana P. Frost, Trustee

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Frost and Diana P. Frost, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustees of the Revocable Living Trust of James F. Frost and Diana P. Frost and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Seattle (City), Washington, this 21st day of October, 2005.

Commission expires: 8.17.06

Notary Public

AMY B. HEWITT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
08-17-06