BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Exp. 3/21/09

Davidson County DEEDWARR
Recvd: 05/02/07 14:22 2 pgs
Fees:13.00 Taxes:684.50
20070502-0052597

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
Tiffany Van Der Puy	Countrywide Home Loans, Inc.	
(NAME)	(NAME)	
605 Brentlawn Road	3011 Armory Drive, #120	146-15-109
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37204	
(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, **WILLIAM R. THOMSON AND WIFE, EVELYN JEAN THOMSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIFFANY VAN DER PUY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 12 as shown on the map entitled Brentwood Hall Annex, as of record in Book 2330, page 69, Register's Office for said County to which plan reference is made for a more complete and accurate legal description.

Being the property vested in Hazel Elizabeth Charlton Kaiser and Hugh Franklin Charlton, Jr. as devisees under the will of Willa Irene McElroy Charlton, deceased (Davidson County Probate Court Docket No. 57934).

The interest of Hazel Elizabeth Charlton Kaiser was conveyed to Hugh Franklin Charlton, Jr. and Carolyn Oakley Charlton by deed of record in Book 4706, page 516, Register's Office for Davidson County, Tennessee. Hugh Franklin, Charlton, Jr. died leaving his interest in the above styled property to his spouse, Carolyn Oakley Charlton (Davidson County Probate Court Docket No. 92470).

Carolyn Oakley Charlton has since died devising the said property herein to her son, James E. Charlton (Davidson County Probate Division-Seventh Circuit Court for Davidson County, Tennessee-Docket No. 05P-228).

James Edward Charlton died on April 10, 2005 intestate, but survived by his spouse, Kim Charlton, as his sole heir at law (Davidson County Probate Court Docket No. 05P-1416). Kim Charlton (A.K.A. Kim Eileen Thomson Charlton) has since died intestate on September 13, 2006 leaving her parents, William R. Thomson and Evelyn Jean Thomson as her heirs at law (Davidson County Probate Division-Seventh Circuit Court for Davidson County, Tennessee-Docket No. 06P-1711).

unimproved ☐

This is improved ☒ property, known as 605 Brentlawn 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 April, 2007.

William R. Thomson

Evelyn Jean Thomson

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 William R. Thomson and Evelyn Jean Thomson, the bargainors, 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.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public