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Davidson County DEEDWARR
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Fees:18.00 Taxes:518.00

20071009-0120318

This instrument prepared by:

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
One Nashville Place, Suite 1810
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

TENNESSEE WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Matthew James Thompson and Haley Rose Corenswet 8300 Sawyer Brown Road #S303 Nashville, Tennessee 37221	Matthew James Thompson and Haley Rose Corenswet 8300 Sawyer Brown Road #S303 Nashville, Tennessee 37221	142-05-0 B 106.00

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This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lucy Corenswet**, herein called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew James Thompson** and **Haley Rose Corenswet,** equally as tenants in common, hereinafter called Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

> Being Lot Number S-303, together with the carport designated as Number S 303-C, on the Plan of River Plantation, Section Three, Condominium Apartments, a Horizontal Property Regime, of record in Book 4675, Page 75, 76 and 77 as amended in Book 4675, Page 103, 104 and 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property is conveyed subject to the following:

1. Real property taxes for 2007, a lien but not yet due and payable.

2. Such matters as would be reflected on an accurate survey of the property.

Being the same property conveyed unto Lucy Corenswet by deed from Mel Martinez, Secretary of Housing and Urban Development, dated October 1, 2003, of record as Document No. 20031017-0154394, Register's Office of Davidson County, Tennessee.

This is improved property, known as 8300 Sawyer Brown Road, #S303, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever, and Grantor does covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantees, their heirs, successors 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.

Robert E. Corenswet, husband of **Lucy Corenswet**, the herein named Grantor, joins in this conveyance for the purpose of conveying or releasing any and all marital rights he may have in the above-described property being conveyed.

EXECUTED AS OF THIS THE 20TH DAY OF AUGUST, 2007.

Lucy Corenswet

Lucy Corenswet

Robert E. Corenswet

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Eva J. Pulley, a Notary Public, in and for said County and State, **Lucy Corenswet** and husband, **Robert E. Corenswet**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 2007.

Eva J. Pulley
Notary Public

EVA J. PULLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/20/2008

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lucy Corenswet
Affiant

Subscribed and sworn to before me this the 7th day of September, 2007.

Eva J. Pulley
Notary Public

My Commission Expires: 9/20/2008

EVA J. PULLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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