Davidson County DEEDWARR
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Fees:13.00 Taxes:1195.10

20080815-0083961

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008070057

Record & Return to:
CLG Title & Ecrow Services, LLC
1104-B Fatherland St.
Nashville, TN 37206

#20080700 43

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$323,000.00**

Sworn to and subscribed before me this 13th day of August, 2008.

Rebekah Sim
Affiant

Amanda Vaughn
Notary Public
exp 1/24/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY AMANDA VAUGHN

Address of New Owner:

Matthew Thompson
2621 Ashwood Avenue
Nashville, TN 37212

Send Tax Bills to:

SunTrust Mortgage Inc
401 Commerce St., Ste. 1600
Nashville TN 37219

Map-Parcel Numbers:

104-15 56.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda Logan and husband, Charles Logan, and Christopher Ryan Conner, as joint tenants with rights of survivorship,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Thompson, a single person,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 43 of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee, and described according to a survey thereof by James A. Hamilton, Jr., Surveyor, June 4, 1947 and June 17, 1947, as follows:

Beginning at a point in the southerly margin of Ashwood Avenue 50 feet easterly from the easterly margin of 28th Avenue South or Natchez Trace; thence southerly 160.5 feet to the northerly line of Lot number 42, which point is 48 feet easterly from the easterly margin of 28th Avenue South; thence easterly 52 feet to the corner of Lots number 41, 42, 43 and 44; thence with this line between lots 43 and 44 northerly 160.5 feet to the southerly margin of West Ashwood Avenue thence with the margin of the same westerly 50 feet to the point of beginning.

Description taken from the prior deed of record.

Being the same property conveyed to Brenda Logan and husband, Charles Logan, and Christopher Ryan Conner, as joint tenants with the right of survivorship by Warranty Deed from Lauren B. Lunsford and Leslie E. Lunsford and wife, Aronda C. Lunsford as recorded on the 30th day of November, 2006 in Instrument No. 20061130-0147737, in the Register's Office of Davidson County, Tennessee.

Prior Deed of Record: Conveyed to Lauren B. Lunsford and Leslie E. Lunsford by Warranty Deed from Don Hasty and wife, Kathryn Hasty as recorded on the 6th day of July, 2001 in Instrument No. 20010706-0072361, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **2621 Ashwood Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this13th day of August, 2008.

Brenda Logan by Christopher Ryan Conner her Attorney in fact
Brenda Logan

Christopher Ryan Conner

Charles Logan by Christopher Ryan Conner his Attorney in fact
Charles Logan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Christopher Ryan Conner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2008.

L. Allyson Byers
Notary Public

L. ALLYSON BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires August 23, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of August, 2008, before me personally appeared Christopher Ryan Conner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brenda Logan and husband, Charles Logan, and acknowledged that [s]he executed the same as the free act and deed of Brenda Logan and husband, Charles Logan.

Witness my hand, at office, on this 13th day of August, 2008.

L. Allyson Byers
Notary Public

My Commission Expires: _____

L. ALLYSON BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires August 23, 2011