WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/08 12:38 2 pgs
Fees:13.00 Taxes:378.33

20081209-0118832

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank J. Thompson et ux	NEW OWNER	117-03-0-B-091.00CO
(NAME)	(NAME)	
2803 Delor Avenue		
(ADDRESS)	(ADDRESS)	
Louisville, KY 40217		
(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, Susan M. Coles, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank J. Thompson and wife, Kathleen A. Thompson 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. F-12 of Revised, The Villager Condominium Apartments, of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5434, page 665, amended in Book 5487, Page 967, said Register's Office, and the By-Laws of record in Book 5434, Page 708, amended in Instrument No. 20080416-0038631, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Revised, The Villager Condominium Apartments, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to B. Steven Coles and wife, Susan M. Coles by Warranty Deed dated April 28, 2000 from Joy R. Ritter, an unmarried person of record in Instrument Number 20000501-0042476, said Register's Office. B. Steven Coles died on June 27, 2007.

REPLACEMENT PROPERTY

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 x property, known as 2601 Hillsboro Pike, Unit F-12, Nashville, TN 37212
(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 8th day of December, 2008.

Susan M. Coles

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan M. Coles, the within named 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 Nashville, TN this 8th day of December, 2008.

Commission expires: 01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206