Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090024913 DEEDWARR
Recvd: 04/15/09 14:12 2 pgs
Fees:13.00 Taxes:333.00
20090415-0034269

39-B
File #09-1089

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richmond Ross,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Frank J. Thompson and wife, Kathleen B. Thompson,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit C-1, Parcel No. 33 on the Plan of the Villager Condominium Apartments, of record in Plat Book 5200, page 201, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5434, page 967, said Register's Office.

Being the same property conveyed to Richmond Ross by Quitclaim deed from Ross Investment Properties, LLC dated October 13, 2006 of record as Instrument No. 20061103-0137079, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 2601 Hillsboro Pike, Unit C-1, Nashville TN, 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 3rd day of April, 2009.

Richmond Ross

State of Tennessee )
County of Davidson )

On this 3rd day of April, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richmond Ross, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00.

Alliant

Sworn and subscribed before me on this the 3rd day of April, 2009.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Frank J. Thompson<br>2803 Delor Avenue<br>Louisville, KY 40217 | same | 117-3-B-33CO |