(1)

BILL GARRETT, Davidson County
Trans:T20090052558 DEEDWARR
Recvd: 08/04/09 08:20 2 pgs
Fees:13.00 Taxes:499.50
20090804-0072706

This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**109 Kenner Avenue Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **09-1007**

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this **7/29/2009**, by and between **Wendy J. Thompson, Unmarried**, parties of the first part, and **Abigail R Anson, an single person**, party of the second part,

**WITNESSETH**: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, being Lot 14, SECTION ONE, CHELSEA VILLAGE ADDITION, A PORTION OF PICCADILLY SEG. 2, P.U.D., as shown on plat of record in Plat Book 7900, Page 704, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wendy J. Thompson, Unmarried by Warranty Deed from Jerry Butler, Married, recorded on the 6th day of February, 1995 in Book 9589, Page 641, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **149030A01000CO**
☒ Improved OR
☐ Unimproved property located at: **3217 Clapham Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Wendy J Thompson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wendy J Thompson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of July, 2009..

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Pamela B Matheney
Notary Public

My Commission Expires:

**********

Owner's Name: **Abigail R Anson**

and Address: **3217 Clapham Road, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SUN TRUST MORT., INC.
401 COMMERCE ST., STE. 6100
NASHVILLE, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$135,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of July, 2009..

Notary Public

My Commission Expires: 9-14-09

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY