WARRANTY DEED

PICK-UP

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Ryan W. Hirsch
Affiant

Subscribed and sworn to before me, this 17th day of September, 2009

Jacqueline Orr Wiggins
Notary Public

MY COMMISSION EXPIRES: January 09, 2012

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090064168 DEEDWARR
Recvd: 09/18/09 16:20 2 pgs
Fees: 13.00 Taxes: 440.30

20090918-0087505

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan W. Hirsch		42-3
(NAME)	(NAME)	(MAP)
924 Woods Lake Drive	F & M Bank	26
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37207	50 Franklin Street Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ann B. Thompson, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan W. Hirsch, unmarried,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BEING Lot No. 22, on the Plan of Primrose Acres, Section 1, of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the southerly margin of Woods Lake Drive and extends 187.5 feet on the easterly line and 177.5 feet on the westerly line to a dead line in the rear measuring 100.5 feet thereon.

Being the same property conveyed to David S. Thompson and wife, Ann B. Thompson, by deed dated October 27, 2005, from Donnell J. Dougherty, of record in Instrument No. 20051104-0134279, and further conveyed to Ann B. Thompson, by Quitclaim Deed dated August 21, 2008, from David S. Thompson, of record in Instrument No. 20080915-0093839, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 924 Woods Lake Drive, Nashville, Tennessee 37207

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 my/our hand(s) this 17th day of September, 2009.

Ann B. Thompson

Ann B. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ann B. Thompson; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of September, 2009.

Notary Public

My Commission Expires:

