**Return to: Box 10-B
Cohen & Cohen

BILL GARRETT, Davidson County
Trans:T20090066847 DEEDWARR
Recvd: 10/01/09 13:06 2 pgs
Fees:13.00 Taxes:656.75
20091001-0091220

WARRANTY DEED

LEE R. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $177,500.00.

Affiant

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

Notary Public
My Commission expires: 8/23/2011
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason D. Telford	Access National Mortgage	126-16-0-A-400.00CO
1637 Harpeth Run Drive	1800 Robert Fulton Dr.#350	
Nashville, TN 37221	Reston, VA 20191	

*Thompson

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert William Thompson, Philip Edmund Thompson and Carolyn Thompson Snow, being all the devisees under the Last Will and Testament of Walter Robert Thomson*, Davidson County Probate Docket No. 09P-1368**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason D. Telford and wife, Miranda B. Telford**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 533 on the plan of Final Plat Parkview at Riverwalk, Phase 1 a Cluster Lot Development, of record in Instrument Number 20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter R. Thompson, an unmarried man, by deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, of record in Instrument Number 20060721-0088298, dated July 14, 2006, Register's Office for Davidson County, Tennessee. The said Walter R. Thompson having since died on or about January 7, 2009. The Last Will and Testament of Walter Robert Thompson filed with the Davidson County Probate Clerk's Office as Docket No. 09P-1368 devises the said property to Philip Edmund Thompson, Carolyn Thompson Snow and Robert William Thomspon.* *Thompson

See Limited power of attorney being recorded for Philip Edmund Thompson and Carolyn Thompson Snow being recorded simultaneously herewith as Instrument No. 20091001-0091218 **and No.** 20091001-0091219 **.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20050215-0016985, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20011105-0121083; and 20020424-0050565; and 20040430-00493313; and 20040506-0051985; and 20050308-0025001; and 20060320-0031638; and 20061103-0136691; and 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020425-0051371; and 20071220-0145869, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20020424-0050564; and 20040827-0103644; and 20071220-0145869, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 513, page 396; and Book 751, page 375; and Book 787, page 7; and Book 4205, page 194; and Book 4226, page 715; and Book 4257, page 647; and Book 7526, page 315; and Book 7526, age 318; and Book 7526, page 324; and Instrument Number 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Instrument Number 20010919-0101279; and 20021119-0143687, Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010919-0101280, Register's Office for Davidson County, Tennessee.
- All matter on old plat of record in Book1, page 25; and Book 1, page 121, Chancery Court of Davidson County, Tennessee.
- Right-of-Way of CSX Transportation Railroad.

This is improved property known as: **1637 Harpeth Run Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 25, 2009.

The Heirs at Law of Walter R. Thompson

Robert William Thompson

Carolyn Thompson Snow by Robert W. Thompson AIF
Carolyn Thompson Snow

Philip Edmund Thompson by Robert W. Thompson AIF
Philip Edmund Thompson

STATE OF NY
COUNTY OF NY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert William Thompson to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 9th, 2009

My commission expires _____

_____
Notary Public

ERIC SCOTT KOSTA
NOTARY PUBLIC-STATE OF NEW YORK
No. 02KO6171416
Qualified in New York County
My Commission Expires July 23, 2011

STATE OF NY
COUNTY OF NY

Before Before me, a Notary Public in and for said State and County, appeared Robert Thompson with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Philip Edmund Thompson the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Philip E. Thompson, the bargainor(s), by the said Robert Thompson, as Attorney-in-Fact.

WITNESS ~~my~~ hand and seal, this 9th day of September, 2009.

_____ My Commission Expires: _____
NOTARY PUBLIC

ERIC SCOTT KOSTA
NOTARY PUBLIC-STATE OF NEW YORK
No. 02KO6171416
Qualified in New York C . . Y
My Commission Expires July 23, 2011

STATE OF NY
COUNTY OF NY

Before Before me, a Notary Public in and for said State and County, appeared Robert Thompson with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Carolyn Thompson Snow the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Carolyn Thompson Snow, the bargainor(s), by the said Robert Thompson, as Attorney-in-Fact.

~~WITNESS my hand and~~ seal, this 09th day of September, 2009.

_____ My Commission Expires: _____
NOTARY PUBLIC

ERIC SCOTT KOSTA
NOTARY PUBLIC-STATE OF NEW YORK
No. 02KO6171416
Qualified in New York County
My Commission Expires July 23, 20