(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: JULY 3, 2012

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090071164 DEEDWARR
Recvd: 10/20/09 08:42 2 pgs
Fees:13.00 Taxes:1091.50
20091020-0096734

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith S. Thompson	Same	Map 161-1-B
(NAME) 608 Glenmore Place	(NAME)	Parcel 3 CO
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, **LUTHER GARY WALLER, JR. AND WIFE, TRACY ANN WALLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH S. THOMPSON AND WIFE, KRISTEN 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 Lot No. 3 on the Plan of Aberdeen Woods, Phase One, of record in Plat Book 9700, page 589, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Luther Gary Waller, Jr. and wife, Tracy Ann Waller, by deed from Zaring Homes, Inc., of record in Book 11126, page 907, said Register's office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 589, said Register's Office; (c) restrictive covenants of record in Book 10790, page 189, Book 11303, page 555, Book 11714, page 843 and Instrument #20000203-0011436, said Register's Office; (d) Bylaws of record in Instrument #20030221-0023491, Instrument #20030221-0023492 and Instrument #20030730-0108227, said Register's Office; and (e) easement of record in Book 10644, page 324, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 608 Glenmore Place, Nashville, Tennessee 37220

(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 15th day of October, 2009.

Luther Gary Waller, Jr.

Tracy Ann Waller
By Luther Gary Waller, Jr.,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2009, before me personally appeared Luther Gary Waller, Jr., to me known to be the person who executed the foregoing instrument on behalf of Tracy Ann Waller and acknowledged that he executed the same as the free act and deed of Tracy Ann Waller.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2009.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luther Gary Waller, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of October, 2009.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public