BILL GARRETT, Davidson County
Trans:T20090071602 DEEDWARR
Recvd: 10/21/09 12:42 2 pgs
Fees:13.00 Taxes:436.60

20091021-0097297

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and Sworn to before me, this 15th day of October, 2009.

Notary Public

My commission expires:
7-24-10

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Mary Jessica Thompson 613 Harding Place Nashville, TN 37211	New Owner	14701024100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Noreta Moon Bowers and Joyce Carol Johnson, jointly with right of survivorship,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Mary Jessica Thompson**, hereinafter called the Grantee(s), 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. 257 on the Plan of Caldwell Hall, Section II, of record in Book 2900, page 96, Register's Office for said County.

Said Lot fronts 80 feet on the south side of Harding Place and extends back 151.6 feet on the easterly line and 153.7 feet on the westerly line to a dead line on which it measures 80.05 feet thereon.

Being the same property conveyed to Noreta Moon Bowers and Joyce Carol Johnson, jointly with right of survivorship, of record in Instrument No. 20061018-0129050, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2900, Page 96, said Register's Office.

Subject to restrictions of record in Book 1788, Page 108 and Book 3097, page 407 , said Register's Office.

This is (x) improved ( ) unimproved property known as 613 Harding Place, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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.

Noreta Moon Bowers

Noreta Moon Bowers

Joyce Carol Johnson

Joyce Carol Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Noreta Moon Bowers and Joyce Carol Johnson** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2009.

Notary Public

My Commission Expires: 11/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212