# WARRANTY DEED

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Graham Honeycutt**<br>**Heather Honeycutt** | **Provident Funding Associates, L.P.** | **142-13-A-34CO** |
| (NAME)<br>**7049 Northridge Drive** | (NAME)<br>**1101 Kermit Drive, Suite #607** | |
| (ADDRESS)<br>**Nashville, TN 37221** | (ADDRESS)<br>**Nashville, TN 37217** | |
| (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, **Randy F. Thompson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Graham Honeycutt and Heather Honeycutt, husband and wife**, 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. 34 on the Plan of Phase One and Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490 thru 492, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Randy F. Thompson and wife, Cathryn A. Thompson by deed from Charles K. Brown and wife, Debra F. Brown of record in Book 9138, page 424 Register's Office for Davidson County, Tennessee dated October 29, 1993. The same Cathryn A. Thompson having since died leaving her husband, Randy F. Thompson as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as **7049 Northridge Drive, Nashville, TN 37221**

(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 30th day of October, 2009.

Randy F. Thompson

BILL GARRETT, Davidson County
Trans:T20090075709 DEEDWARR
Recvd: 11/05/09 15:17 2 pgs
Fees:13.00 Taxes:851.00

20091105-0102583

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 Randy F. Thompson, 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 30TH DAY OF OCTOBER, 2009.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011