WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY JOE HART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brittanie N. Thompson	US Bank Home Mtg	Parcel ID:
435 Claircrest Dr.	1550 America Blvd East	162010B03200CO
Antioch, TN 37013	Bloomington, MN 55425	

FOR AND IN 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

Gary Pickens a/k/a Gary K. Pickens, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brittanie N. 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:

BEING Lot No. 32, on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary Pickens a/k/a Gary K. Pickens by deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, of record in Instrument 20090520-0046415, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6988, Page 542, amended in Book 7269, Page 223; Book 7891, Page 590; Book 8027, Page 258; Book 8027, Page 261; Book 8027, Page 264; Book 8784, Page 328; Book 6988, Page 522 , amended in Book 8108, Page 913, and Book 8251, Page 180, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 323, said Register's Office; (3) All matters of record in Plat Book 6200, Page 393, said Register's Office; (4) Agreement of record in Instrument 20011101-0119075, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The signature of Gary Pickens a/k/a Gary K. Pickens is signed by his duly appointed Attorney-in-Fact, Jennifer B. Pickens, pursuant to the Power of Attorney of record in Instrument 20100428-0032085, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 435 Claircrest Dr., Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20100025229 DEEDWARR
Recvd: 04/28/10 09:36 2 pgs
Fees:13.00 Taxes:310.99

20100428-0032086

Witness my hand this 16th day of April, 2010.

Gary Pickens by Jennifer B. Pickens attorney-in-fact
Gary Pickens
By: Jennifer B. Pickens, Attorney-in-Fact

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, Jennifer B. Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Gary Pickens as his Attorney in Fact as the free act and deed of the within named Gary Pickens.

Witness my hand and official seal at Nashville, Tennessee the 16th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

