WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$418,000.00**

Judy N. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

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
Claire Walsh Tschudy	**SAME**	**131-6-F-34CO**
(NAME)	(NAME)	
111 Abbeywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Ross H. Thompson and wife, Harriett N. Thompson Trustees of the Ross H. Thompson Revocable Trust and the Harriet N. Thompson Revocable Trust under agreements dated May 5, 2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claire Walsh Tschudy**, 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 Davison County, Tennessee, being Lot No. 34 on the Plat of Burton Hills, Villages of Abbeywood, Tract 21, of record in Plat Book 6900, page 223, as amended in Book 7684, page 886, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ross H. Thompson, and wife Harriett N. Thompson individually of record in Instrument No. 20001018-0103448 and subsequently conveyed by Quitclaim Deed of record in Instrument No. 20010808-0085425 to Ross H. Thompson and wife, Harriett N. Thompson Trustees of the Thompson Joint Revocable Living Trust Agreement u/a/d November 29, 1995 and any amendments thereto. Said instrument being recorded in the Register's Office for Davidson County, Tennessee.

The aforesaid written Trust Agreement was subsequently amended on July 26, 2001, and therafter amended and restated in two separate Revocable Trust Agreements created by the respective Grantors by written agreement dated May 7, 2007. See Joint Certification of Trust being recorded contemporaneously herewith for further details including the powers of the Grantors/Trustees to execute this Deed.

Subject to current years taxes, plats, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20100028832 DEEDWARR
Recvd: 05/13/10 12:10 2 pgs
Fees:13.00 Taxes:1546.60
20100513-0036924

This is improved ☒ property, known as **111 Abbeywood Drive, Nashville, TN 37215**
(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 11th day of May, 2010.

Ross H. Thompson Revocable Trust and Harriet H. Thompson Revocable Trust both Trusts having been created under agreements dated May 7, 2007

Ross H. Thompson Trustee

Ross H. Thompson, Trustee

Harriett N. Thompson Trustee

Harriett N. Thompson, Trustee

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 Ross H. Thompson and wife, Harriett N. Thompson, Trustees of the Ross H. Thompson and Harriet H. Thompson Revocable Trusts both of which were created by written agreements dated May 7, 2007, the 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 in their capacity as Trustees for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11TH DAY OF MAY, 2010.

Commission expires:

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

My Commission Expires JULY 5, 2011

Notary Public