WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yves Toleno and Lauren Smallwood	FIRST NATIONAL BANK OF CHESTER COUNTY	119-14-0-327.00
(NAME)	(NAME)	
3103 Kinross Avenue	3840 Hempland Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mountville, PA 17554	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Athalie S. Thurmon**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yves Toleno and Lauren Smallwood**, tenants in common with right of survivorship, 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 the 6th, formerly the 9th Civil District of Davidson County, Tennessee being a part of Lot No. 10 on the Plan of the Home Place of Hinchey Petway, Sr. deceased, as of record in Minute Book "I", Page 442, Chancery Court at Nashville and being parts of the northerly parts of Lots Nos. 86, 87, 88, 89 and 90 on the Plan of Airdrie Subdivision "C" as of record in Book 547, Page 160, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 22, 1955, as follows: Beginning on the westerly margin of Kinross Avenue at the northeast corner of part of Lot No. 86 on said Airdrie Subdivision conveyed to Asa S. Hunt and wife, by deed from Harold Reid and wife, of record in Book 996, Page 431, said Register's Office; thence with the westerly margin of said Avenue, N 3°24' E, 142.1 feet to a stake on the southeasterly side of a six foot paved ditch; thence with said ditch, S 73°42' W, 17.8 feet, S 63°10' W, 56.8 feet, S 54°45' W, 50.5 feet and S 64°27' W, 157.7 feet to a point in the northerly line of part of Lot No. 90 on said Airdrie Subdivision conveyed to John F. Hunt and wife, by deed from Nashville Trust Company, of record in Book 1179, Page 176, said Register's Office; thence with a fence, S 87°07' E, 243.6 feet to the beginning, containing 0.4 acre, more or less.

Being the same property conveyed to Athalie S. Thurmon, unmarried by Quitclaim Deed from Joy S. Newton and Athalie S. Thurmon, tenants in common, dated August 1, 2003 and recorded in Instrument No. 20030807-0112538, Register's Office for Davidson County, Tennessee. Quitclaim Deed from Joy S. Newton and Athalie S. Thurmon to Joy S. Newton and Athalie S. Thurmon, a Fee Estate as Tenants in Common, dated November 22, 1996 and recorded in Book 10267, page 974. Final Decree for Divorce as recorded in Docket No. 96D-3378 and Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C. to Joseph H. Newton and wife, Joy S. Newton and Athalie S. Thurmon, unmarried, as Tenants in Common, dated August 31, 1990 and recorded in 8186, page 681, in the Register's Office for Davidson County.

BILL GARRETT, Davidson County
Trans:T20100031891 DEEDWARR
Recvd: 05/27/10 09:37 2 pgs
Fees:13.00 Taxes:521.70
20100527-0040840

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3103 Kinross Avenue, Nashville, TN 37221

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, has 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 **21st** day of **May, 2010**

Athalie S. Thurmon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Athalie S. Thurmon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **May, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON