BILL GARRETT, Davidson County
Trans:T20100040304 DEEDWARR
Recvd: 07/01/10 12:35 2 pgs
Fees:13.00 Taxes:684.50
20100701-0051604

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Amy Jacobs	New Owner	105-13-330.00
901 Bradford Avenue		
Nashville, TN 37204		

For good and valuable consideration received, **Cassandra Biles, Executrix of the Estate of Jesse P. Thompson** by these presents does transfer and convey as directed in Last Will and Testament of record in the Probate Court of **Davidson** County, Tennessee, being **Case No. 09-P-1155,** unto the Grantee, **Amy Jacobs,** unmarried, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Jesse Porter Thompson,** described as follows:

Certain real estate in Davidson County, Tennessee, as follows, to-wit: Being the east 64.5 feet front and 63.1 feet rear of Lot No. 44 on the Map of Waldkirch, as of record in Book 421, Page 90, Register's Office for said county. Said part of said lot fronts 64.5 feet on the south side of Bradford Avenue, and runs back between lines and along the west margin of 9th Avenue South, 160 feet to an alley on which it measures 63.1 feet.

Being the same property conveyed to Jesse Porter Thompson and wife, Charlotte E. Thompson by Warranty Deed from Charlotte E. (Mason) Thompson, recorded on the 26th day of September, 1973 in Book 4750, Page 146, in the Register's Office of Davidson County, Tennessee. The said Charlotte E. Thompson having predeceased Jesse Porter Thompson. Said Cassandra Biles as Executrix of The Estate of Jesse P. Thompson has the full power to sell and convey subject property without joinder of any beneficiary as set out in Last Will and Testament of record in Docket No. 09-P-1155, Probate Court, Davidson County, Tennessee. The said Jesse Porter Thompson being one and the same person as Jesse P. Thompson.

This is improved property known as **901 Bradford Avenue, Nashville, TN 37204**.

This conveyance is subject to any and all existing Restrictions and Easements as shown of record including those in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the **Estate of Jesse P. Thompson** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 30 day of June 2010.

X Cassandra J. Biles
Cassandra Biles, Executrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2010, before me personally appeared Cassandra Biles, Executrix of the Estate of Jesse P. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of June, 2010.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2010.

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013