BILL GARRETT, Davidson County
Trans:T20100069084 DEEDWARR
Recvd: 11/01/10 13:43 2 pgs
Fees:13.00 Taxes:1156.25
20101101-0087241

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
File No. AlW-10-5809

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $312,500.00. Rachel L Powers Affiant Subscribed and sworn to before me this 25th day of October, 2010. Amanda Vaughn Notary Public My Commission Expires: 01/07/2013

Address New Owner As Follows: Matthew Thigpen and Laura Thigpen 5809 Vine Ridge Drive Nashville, TN 37205	Send Tax Bills To: Franklin American Mortgage 501 Corporate Centre Drive #400 Franklin, TN 37067	Map-Parcel Number: 10309010100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD H. STOUT AND WIFE, KATHERINE M. STOUT, FORMERLY KATHERINE W. MALONE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MATTHEW THIGPEN AND WIFE, LAURA THIGPEN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hillwood Estates, Section One of record in Plat Book 1835, page 117, Register's Office for said County.

Said Lot No. 23 fronts 149 feet on the southeasterly margin of Vine Ridge Drive and extends back 267.9 feet on the northeasterly line and 270.6 feet on the southwesterly line to a dead line in the rear, measuring 149 feet thereon.

Being the same property conveyed Richard H. Stout and Katherine W. Malone, as joint tenants with right of survivorship, by deed from George G. Payne, Jr. and spouse, Helen Nelson Payne, dated February 26, 1998, recorded March 2, 1998, in Book 10816, page 234,

Register's Office for Davidson County, Tennessee. Richard H. Stout and Katherine W. Malone now married to each other. Katherine W. Malone now known as Katherine M. Stout.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes and subsequent years, a lien, not yet due and payable.

2. All matters as shown on the Plan of record in Book 1835, page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5809 Vine Ridge Drive, Nashville, TN 37205**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of October, 2010.

Richard H. Stout

Katherine M. Stout

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD H. STOUT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2010

Notary Public

My Commission Expires:

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE M. STOUT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2010

Notary Public

My Commission Expires:

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013