# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100069280 DEEDWARR
Recvd: 11/02/10 08:15 2 pgs
Fees:13.00 Taxes:222.00
20101102-0087462

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Rodger W. Weller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES 12-21-2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RODGER W. WELLER | SAME | MAP 148-10 PARCEL 58 |
| (NAME) | (NAME) | |
| 14148 OLD HICKORY BOULEVARD | | |
| (ADDRESS) | (ADDRESS) | |
| ANTIOCH, TN 37013 | | |
| (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, **HEIRS AT LAW OF CHARLES T. THOMAS, DECEASED, BEING SHERRY LYNN THOMAS and KATHY LEE THOMAS and ELIZABETH ANN THOMAS PRIMEAUX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODGER W. WELLER, and wife, SHERRIE L. WELLER**, 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:

Situated in Davidson County, Tennessee, being Lot No. 141 on the Map of Locustwood Subdivision, Section 2, as of record in Book 2331, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Charles T. Thomas by deed of record in Book 6826, page 22 and originally in Book 3102, page 417, Register's Office for Davidson County, Tennessee; the said Charles T. Thomas having since died on 6/9/09 intestate and unmarried. The property vests in his sole heirs at laws being his daughters Sherry Lynn Thomas, Kathy Lee Thomas and Elizabeth Ann Thomas Primeaux. Davidson 7th Circuit Court Probate No.09P-1334

This is not the principal residence of the Grantors.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 3921 EAST RIDGE DRIVE, NASHVILLE, TN 37211
(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 29th day of October, 2010.

Elizabeth Ann Thomas Primeaux
ELIZABETH ANN THOMAS PRIMEAUX

Sherry Lynn Thomas
SHERRY LYNN THOMAS

Kathy Lee Thomas
KATHY LEE THOMAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, SHERRY LYNN THOMAS and KATHY LEE THOMAS and ELIZABETH ANN THOMAS PRIMEAUX the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 10/29/2010.

Commission expires: 12-21-2011

Notary Public

