WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of **April, 2011.**

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Thompson and Sherry Thompson	Same address	16109001500
(NAME)	(NAME) as new owner	
5425 Bradfield Drive	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37220		
(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, **Mary Frances Earheart**, a single woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William E. Thompson and Sherry Thompson, husband and wife**, 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 Davidson County, Tennessee, being Lot No. 25 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley Earheart and wife, Mary Frances Earheart, by deed from Lyle E. Bailey and wife, Lavinia E. Bailey, dated June 24, 1987, and filed of record in Book 7278, page 181, Register's Office for Davidson County, Tennessee. The said Stanley Earheart having since died and subject property vested in Mary Frances Earheart as the surviving tenant by the entirety.

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 5425 Bradfield Drive, Nashville, TN 37220

BILL GARRETT, Davidson County
Trans:T20110027085 DEEDWARR
Recvd: 05/06/11 11:24 2 pgs
Fees:13.00 Taxes:924.63
20110506-0035041

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this **26th** day of **April, 2011**.

Mary Frances Earheart by Mary Patricia Gleaves, her Attorney-in-Fact

Mary Frances Earheart by Mary Patricia Gleaves, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Patricia Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Frances Earheart, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20110506-0035040, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Mary Patricia Gleaves, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 26th day of April, 2011.

Notary Public

My Commission Expires:

3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027