WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047855 DEEDWARR
Recvd: 08/05/11 09:40 2 pgs
Fees:13.00 Taxes:2516.00
20110805-0060296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/16/2012
(AFFIX SEAL)

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keith E. Thompson	Mortgage Services III, LLC	11614002400
(NAME) 111 Bellevue Drive S.	(NAME) 502 North Hershey Road	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Bloomington, IL 61704	
(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, WE, Victor E. Gatto, III and wife, Wendy A. Gatto, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith E. Thompson and wife, Meredith M. Thompson, 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 the easterly part of Lot No. 24 on the Map of Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot No. 27 and part of Lot No. 28 in Subdivision, Belle Meade, of record in Book 421, Page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VICTOR E. GATTO, III AND WIFE, WENDY A. GATTO, by deed from JEANNETTE M. HUBBARD AND HUSBAND, JEFFERSON B. HUBBARD, of record in Instrument No. 20051115-0138207, dated November 9, 2005, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the Map of Bransford Realty Company's and Johnson Bransford's Subdivision , of record in Book 421, page 67, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 111 Bellevue Drive S., Nashville, TN 37205
(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 1st day of August, 2011.

Victor E. Gatto, III

Wendy A. Gatto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor E. Gatto, III and wife, Wendy A. Gatto, the within named bargainors, with whom I am personally acquainted (or proved to me 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 at office, this 1st day of August, 2011

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14