Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Thompson 908 Weststar Court Old Hickory, TN 37138	New Owner	043-04-0-A-032.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$229,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20110050373 DEEDWARR
Recvd: 08/16/11 16:18 2 pgs
Fees:13.00 Taxes:847.30
20110816-0063255

Subscribed and sworn to before me, this the 12th day of August, 2011.

Notary Public

My Commission Expires:
(Affix Seal)

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Eatherly Properties, a proprietorship, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Brandon Thompson, unmarried, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 32 on the plan of Resubdivision of Lots 30, 31, 32, River Landing, Section 1, Phase 1, of record in Instrument No. 20070125-0010292, Register's Office for Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being a part of the same property conveyed to Eatherly Properties, by Warranty Deed from Lakewood/R3, LLC, dated March 6, 2007, of record in Instrument No. 20070312-0030383, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Brandon Thompson, unmarried, by Warranty Deed from Eatherly Properties, a proprietorship, dated August 12, 2009 and being recorded in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **908 Weststar Court, Old Hickory, TN 37138**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **12th** day of **August, 2011.**

Eatherly Properties

By: **J. D. Eatherly**
It's **Proprietor**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J. D. Eatherly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Proprietor** of **Eatherly Properties,** the within named bargainor, a proprietorship, and that he as such **Proprietor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the proprietorship by himself as **Proprietor**.

Witness my hand and Official Seal this the **12th** day of **August, 2011.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013