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Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 11-0198

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of August, 2011.

Notary Public
Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Scott Nowels **6737 Fleetwood Drive** **Nashville, TN 37205**	PrimeLending, A PlainsCapital 18111 Preston Rd, Ste 900 Dallas, TX 75252	**10212003600**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Brendan A. Thompson, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Scott Nowels, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 145 on the Plan of Horton Heights, Section VI, of record on Book 2133, page 24, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brendan A. Thompson by Warranty Deed dated October 29, 2001 from William L. Smithson, Jr., unmarried, recorded on 10/30/2001 in Instrument No. 20011030-0118332, Register's Office for Davidson County, Tennessee.

Charity Thompson, spouse of Brenda A. Thompson, joins in this conveyance, with consent of granting spouse, to convey her marital interest, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: real Property taxes for the year 2011 and every year thereafter; Restrictions of record in Book 3868, Page 740; any and all matters on plan of record in Plat Book 2133, Page 24; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 6737 Fleetwood Drive Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110051514 DEEDWARR
Recvd: 08/22/11 11:19 2 pgs
Fees:13.00 Taxes:980.50
20110822-0064718

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his 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 19th **day of August 2011.**

Brendan A. Thompson

Charity Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brendan A. Thompson and Charity Thompson**, 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 Nashville, Tennessee this 19th day of August 2011.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
Commission Expiration: 4/20/15

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

Notary Public
Commission Expiration: