WARRANTY DEED

EMILY PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-KW-11-2606

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Thompson	WR Starkey Mortgage	
2606 Avery Park Drive (ADDRESS)	6901 Lenox Village Dr., Ste. 108 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	173-9-A-625.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL Z. COLSON, UNMARRIED AND CANDICE S. SIAMI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH E. THOMPSON, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 686, LENOX VILLAGE, SECTION ONE OF PHASE EIGHT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060824-0104608, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PAUL Z. COLSON, AN UNMARRIED MAN AND CANDICE S. SIAMI, AN UNMARRIED MAN BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 9TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070309-0029409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF LENOX VILLAGE, SECTION ONE OF PHASE EIGHT IN INSTRUMENT NO. 20060824-0104608; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20020315-0032826, 20040526-0062220, 20050113-0005133, 20060321-0032383, 20060612-0069716 AND 20060321-0032383; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20020412-0045831 AND 20031016-0153550; MASTER DEED OF RECORD IN INSTRUMENT NO. 20020315-0032825, AS AMENDED IN INSTRUMENT NOS. 20021226-0158459, 20060321-0032382 AND 20080326-0030449; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN INSTRUMENT NOS. 20010918-0100849, 20010918-0100850, 20010918-0100851 AND 20010918-0100852; AND STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20051213-0149579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2606 Avery Park Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20110059925 DEEDWARR
Recvd: 09/27/11 11:02 2 pgs
Fees: 13.00 Taxes: 555.00

20110927-0074685

Witness my/our hand(s) this 23rd day of September, 2011.

Paul Z. Colson

Candice S. Siami

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Z. Colson and Candice S. Siami, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2011.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903