BILL GARRETT, Davidson County
Trans:T20120005953 DEEDWARR
Recvd: 01/25/12 13:14 3 pgs
Fees:18.00 Taxes:1572.50
20120125-0007011

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51134
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phillip Royce Thompson Angela Joy Thompson 1944 Old Hickory Boulevard Brentwood, Tennessee 37027	New Owners

TAX MAP-PARCEL NUMBERS: 15810000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chester Goodwin Sadler, Trustee of the Chester Goodwin Sadler Revocable Trust u/t/a dated July 7, 2011**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Royce Thompson and wife, Angela Joy Thompson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Forrest Trails of record in Book 3700, pages 24 and 25, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with and subject to a 25 foot access easement, as shown on said Plan.

Being the same property conveyed to Chester Goodwin Sadler, Trustee of the Chester Goodwin Sadler Revocable Trust u/t/a dated July 7, 2011, by Warranty Deed from Chester Goodwin Sadler (being the same person as Chester G. Sadler), an unmarried person, dated July 18, 2011 and recorded on August 25, 2011, of record in Doc. No. 20110825-0065911, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 24 and 25, said Register's Office, which Plan shows a 10 foot easement for public utility, drainage and bridle purposes along the rear line of said lot, a 10 foot easement for public utility and drainage purposes along the front line of said lot, a T.V.A. Right of Way for transmission line along the easterly side line of said lot, a 25 foot access easement to Old Hickory Boulevard and the follow notes: Horseback riding permitted within Shaded Bridle Easement only. Residence to have a minimum of 40' side yard and a minimum of 75' rear yard; Lots are a minimum of 200' wide at the minimum building setback which is a minimum of 125' unless otherwise noted. Easement for sanitary sewers and/or storm drainage to the Metropolitan government of Nashville and Davidson County, Tennessee by instrument of record in Book 7808, page 397, said Register's Office.

This is improved property, known as: 1944 Old Hickory Boulevard, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 2012.

Chester Goodwin Sadler Trustee Chester Goodwin Sadler

Chester Goodwin Sadler , Trustee of the Chester Goodwin Sadler Revocable Trust u/t/a dated July 7, 2011.*

Chester Goodwin Sadler, Individually and wickedly

* see next page for acknowledgement

State of TENNESSEE

County of DAVIDSON

On this 11th day of January, 2012 , before me the undersigned authority, personally appeared **Chester Goodwin Sadler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Sworn and subscribed before me this the 11th day of January, 2012

Notary Public

My Commission Expires: _____

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY My Commission Expires 12-02-2013

State of Tennessee
County of ~~County~~ Davidson

On this 11th day of January, 2012 , before me the undersigned authority, personally appeared Chester Goodwin Sadler, Trustee of the Chester Goodwin Sadler Revocable Living Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MY COMMISSION EXPIRES: March 3, 2015