BILL GARRETT, Davidson County
Trans:T20120009603 DEEDWARR
Recvd: 02/08/12 10:11 2 pgs
Fees:13.00 Taxes:3219.00
20120208-0011225

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2012.

Notary Public

My commission expires: 7.25.12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric A. Thompson	Tennesse Bank & Trust	Map/Parcel 130-7-115.00
197 Forestwood Drive	4007 Hillsboro Rd	
Nashville, TN 37209	Nashville, TN 37215	

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

Nancy S. Peterson, now known as Nancy Peterson Hearn, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric A. Thompson and Jordan G. Thompson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. "A" on the unrecorded plan of Resubdivision of Lots No. 212 and 213, in Royal Oaks Land Company's Subdivision of record in Book 421, Page 103, Register's Office for Davidson County, Tennessee, and said Lot No. "A" being part of Lot No. 212 on said Plan and described as follows:

Beginning at a concrete monument in the east margin of Lynnwood Boulevard at the northwest corner of said Lot No. "A"; thence along the north line of said Lot, South 87 degrees East 300 feet to an iron pin at the corner of Lots No. "A" and "D" in said resubdivision; thence along the line between said lots south 1 degree 30' West 125 feet to an iron pin at the corner of Lots No. "A" and "B"; thence with the line between said lots North 87 degrees West 300 feet to an iron pin in the east margin of Lynnwood Boulevard; thence along the east margin of said Boulevard North 1 degree 30' East 125 feet to the beginning.

Being part of the same property conveyed to Nancy S. Peterson by deed from Joseph W. Gibbs, Trustee of record in Instrument Number 20040213-0017377, in the Register's Office for Davidson County, Tennessee, dated February 13, 2004. See also Quit Claim Deed in Instrument Number 20040213-0017376 and Instrument Number 20040213-0017375, said Register's Office.

** Billy Ray Hearn, spouse of Nancy S. Peterson now know as Nancy Peterson Hearn, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This property known as 716 Lynnwood Blvd. Nashville, TN 37205.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 716 Lynnwood Blvd., Nashville, TN 37205.

Map/Parcel 130-7-115.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF February 2, 2012:

Nancy S. Peterson nka Nancy Peterson Hearn

**Billy Ray Hearn

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Nancy S. Peterson nka Nancy Peterson Hearn and Billy Ray Hearn, the within named Grantor(s), 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, at office, this the 2nd day of February, 2012.

My Commission Expires: 7.25.12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20120009R

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483