BILL GARRETT, Davidson County
Trans:T20120009660 DEEDWARR
Recvd: 02/08/12 11:51 2 pgs
Fees:13.00 Taxes:342.25
20120208-0011302

ANTY DEED

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **January, 2012**

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Thompson and Claire Wyndham	New Owner	11915008000
(NAME)	(NAME)	
150 Lake Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Faver and wife, Tiffany Faver**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ben Thompson and Claire Wyndham**, joint tenants with right of survivorship, hereinafter called the Grantees, 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. 14 on the Plan of Southlake, Section IV, as of record in Book 3300, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Richard Faver and wife, Tiffany Faver, by Warranty Deed from Glenda W. Gibbs, dated July 30, 2007 of record in Instrument Number 20070808-0094828, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 150 Lake Park Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 Grantees, 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 our hands this **31st** day of **January, 2012**

Richard Faver by Jan Adams as Attorney in Fact

Richard Faver by Jan Adams as Attorney in Fact

Tiffany Faver by Jan Adams as Attorney in Fact

Tiffany Faver by Jan Adams as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2012, before me personally appeared Jan Adams, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Richard Faver, and who acknowledged that she executed the same as the free act and deed of the said Richard Faver, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120208-0011301, said Register's Office.

Witness my hand and official seal this 31st day of January, 2012.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2012, before me personally appeared Jan Adams, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Tiffany Faver, and who acknowledged that she executed the same as the free act and deed of the said Tiffany Faver, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120208-0011301, said Register's Office.

Witness my hand and official seal this 31st day of January, 2012.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON