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|---|---|
| **WARRANTY DEED** | State of Tennessee<br>County of ~~Williamson~~ Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $126,500.00<br><br>Affiant<br><br>Subscribed and Sworn to before me, this 10th day of February, 2012.<br><br>Notary Public<br><br>My commission expires: 11/3/15 |

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Bryan Thompson<br>1014 Douglas Avenue<br>Nashville, TN 37206 | Pinnacle National Bank<br>150 Third Avenue South<br>Ste. 900<br>Nashville, TN 37201 | 07213033300 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Martha Mancinelli and Shane Merrill Facio,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Bryan Thompson, unmarried**, hereinafter called the Grantee(s), 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 the easterly half of Lot No. 24 on the plan of Sharpe and Horns Fourth Addition to Nashville, of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 24 fronts 50 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Martha Mancinelli and Shane Merrill Facio by deed from Aurora Loan Services, LLC of record in Instrument No. 20101229-0103630, Register's Office for Davidson County, Tennessee.

This in investment property therefore, spouses of Grantors, if any, have no interest in said property and have never resided in same.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, Page 172, said Register's Office.

This is ( x ) improved ( ) unimproved property known as 1014 Douglas Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

BILL GARRETT, Davidson County
Trans:T20120011051 DEEDWARR
Recvd: 02/14/12 12:32 2 pgs
Fees:13.00 Taxes:468.05
20120214-0012927

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 10th day of February, 2012.

**Martha Mancinelli**

**Shane Merrill Facio**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Martha Mancinelli and Shane Merrill Facio** the within named bargainors, 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 10th day of February, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY