RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121154

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20120015576 DEEDWARR
Recvd: 03/02/12 13:13 2 pgs
Fees:13.00 Taxes:569.80
20120302-0018516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

NOTARY PUBLIC

My commission expires: 9/29/17

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patrick Derrick<br>4800 Blackman Court<br>Nashville, TN 37211 | Same address as new owner | 147060127.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Four Thousand and 00/100 Dollars ($154,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SHERRY ANN THOMPSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PATRICK DERRICK, UNMARRIED,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 6 on the Plan of Caldwell Hall, Section One, as of record in Plat Book 2900, Page 57, 58 and 59. Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sherry Ann Thompson, by Warranty Deed from The Powell Family Revocable Living Trust Agreement, dated 2/28/2000, recorded 3/8/2000, of record in 2000308-0023875, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 2900, page 57, 58 and 59; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 29th day of February, 2012.

Sherry Ann Thompson

**SHERRY ANN THOMPSON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sherry Ann Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of February, 2012.

Notary Public

David P. Webber

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY