WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-RA-12-1004

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Thompson	Carl Thompson (NAME)	
1004-1008 Wesleyville Street (ADDRESS)	1325 Cooks Court (ADDRESS)	150-02-0-170.00 (LOT 48)
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	150-02-0-169.00 (lot 47)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RONALD I. WATSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARL THOMPSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 47 AND 48 ON THE PLAN OF SECTION ONE, HARBOR GATE OF RECORD IN PLAT BOOK 5200, PAGE 703, AND REVISED IN PLAT BOOK 5200, PAGE 712, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RONALD I. WATSON, A SINGLE MAN BY DEED FROM PETER J. FEYAS AND CAROL COTELLESE OF RECORD AT INSTRUMENT NO. 20010611-0061191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 2001.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 703; PLAT BOOK 4200, PAGE 712; BOOK 6221, PAGE 253; BOOK 6486, PAGE 436; BOOK 6597, PAGE 157; BOOK 6599, PAGE 984; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE MARITAL OR PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )

This is improved (X) property, known as 1004-1008 Wesleyville Street, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20120029696 DEEDWARR
Recvd: 04/24/12 08:23 2 pgs
Fees:13.00 Taxes:851.00
20120424-0034770

Witness my/our hand(s) this 20th day of April, 2012.

Ronald I. Watson by Marla G. Thompson as Attorney in Fact (POA)

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of April, 2012, before me personally appeared Marla G. Thompson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald I. Watson and who acknowledged he/she/they executed the same as the free act and deed of the said Ronald I. Watson.

Witness my hand and official seal, this the 20th day of April, 2012.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/07/2013

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903