This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Claude W. Filson
443 Brewer Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
PrimeLending
18111 Preston Rd, #900
Dallas, TX 75252

MAP 161-7
GROUP
PARCEL 58.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sherry Hobbs, a widow, (f/k/a Sherry M. Read)** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Claude W. Filson***, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Kingswood Park, of record in Plat Book 2900, page 70, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Read* and wife, Sherry M. Read by deed dated August 26, 1974 from Alla D. Read of record in Book 4849, page 611, Register's Office for Davidson County, Tennessee.

*The said James M. Read has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **443 Brewer Drive, Nashville, Tennessee 37211.**

BILL GARRETT, Davidson County
Trans:T20120038257 DEEDWARR
Recvd: 05/24/12 10:59 3 pgs
Fees:18.00 Taxes:555.00
20120524-0045084

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **16th** day of **April, 2012.**

Sherry Hobbs

Sherry Hobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sherry Hobbs,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY