(1)

BILL GARRETT, Davidson County
Trans:T20120051129 DEEDWARR
Recvd: 07/12/12 08:10 2 pgs
Fees:13.00 Taxes:1128.50
20120712-0061022

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Pam Houser
Affiant

Subscribed and sworn to before me this 10th day of July, 2012.

Notary Public
My Commission Expires: 04/06/13

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

12-0234

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Lane Thomas	Michael Lane Thomas	117-04-0
1713 Sweetbriar Avenue	1160 Brookwood LN	073.00
Nashville, TN 37212	Nashville TN 37220	

WARRANTY DEED

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, **Ashley W. Roberts, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Lane Thomas and wife, Julie B. Thomas**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 261 on the Map of Belmont Land Company's Plan of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 261, fronts 50 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Ashley W. Roberts, unmarried, by deed from Mark Paul Chalos and wife, Jennifer Chalos dated June 20, 2008, recorded as Instrument No. 20080625-0065311, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1713 Sweetbriar Avenue, Nashville, TN 37212.**

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, 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 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 my hand this 10th day of July, 2012.

Ashley W. Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ashley W. Roberts**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of July, 2012.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN