BILL GARRETT, Davidson County
Trans:T20120056815 DEEDWARR
Recvd: 08/02/12 07:43 2 pgs
Fees:13.00 Taxes:451.40
20120802-0068161

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn ~~to~~ before me, this 30th day of July, 2012.

Notary Public

My commission expires: ~~7-29-13~~ 7-29-13

WILLIAM G. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leila D. Vartanian **Cynthia Gayle Davis**	Regions Bank d/b/a Regions Mortgage	**Map\Parcel: 084-14-0-203.00**
222 Dellrose Drive	2050 Parkway Office Circle	
Nashville, TN 37214	Birmingham, AL 35244	

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 ACKNOWLEDGE, WE,

Benjamin L. Thompson and wife, Rachel R. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leila D. Vartanian, an unmarried woaman, and Cynthia Gayle Davis, an unmarried woman, as tenants in common with specific right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 65 on the Plan of Donelson Meadows Subdivision, recorded in Book 1835, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin L. Thompson and wife, Rachel R. Thompson by Warranty Deed from John A. Berti and wife, Florence Berti, of record in Instrument No. 20030924-0141543, dated September 12, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1835, Page 35, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 412, Page 351, Book 1788, Page 509 and Book 1847, Page 469, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 1874, Page 67, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 222 Dellrose Drive, Nashville, TN 37214.

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 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/our hand(s) this 30th day of July, 2012.

Benjamin L. Thompson

Rachel R. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Benjamin L. Thompson and wife, Rachel R. Thompson , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2012.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **120644SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027