File No. 120659

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2012.

Julie A. Adams
Notary Public

MY COMMISSION EXPIRES: 12/23/2014
(AFFIX SEAL)

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20120084515 DEEDWARR
Recvd: 11/05/12 14:50 2 pgs
Fees:13.00 Taxes:229.40
20121105-0101941

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Thomson	Lee Thomson	119-10-0-133.00
(NAME)	(NAME)	
1122 Frenchtown Lane	1122 Frenchtown Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Teresa L. Warren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Thomson and wife, Mary Thomson, 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 Number 47 on the Plan of Hidden Acres, as of record in Book 1130, Page 89, Register's Office for said County.

Said Lot Number 47 fronts 75 feet on the east side of Druid Drive and runs back between lines, 147.6 feet on the northerly line and 147.3 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Teresa L. Warren by Quitclaim Deed from Kenneth S. Matthews dated 3/8/11 and recorded 4/7/11 in Instrument Number 20110407-0026853, Register's Office, Davidson County, Tennessee. Power of Attorney for Kenneth Stanley Matthews of record in Instrument No. 20110407-0026852, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2730 Druid Drive, Nashville, TN 37210
(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 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.

File No. 120659
Witness my hand this 31st day of October, 2012.

Teresa L. Warren

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa L. Warren, the bargainor(s), 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 official seal this 31st day of October, 2012.

Commission expires:

1/26/16

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016