Davidson County	DEEDWARR
Recvd: 11/20/12 16:21	3 pgs
Fees:18.00 Taxes:43.29	
20121120-0107235	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of November, 2012, by and between Helen A Apple, by Brandie Felts, Attorney In Fact, party of the first part, and Willie J Thompson, Jr. and Yolanda M Thompson, a married couple party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No 14 of Block "I" on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Robert N Apple and Helen A Apply by Warranty Deed of record at Book 10015, Page 574 in the Register's Office of Davidson County, Tennessee. Robert N Apple died on February 17, 1998 leaving Helen A Apple as the remaining tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Helen A Apple, by Brandie Felts, Attorney In Fact
Helen A Apple, By Brandie Felts, Attorney In Fact

State of Tennessee
County of Davidson

On this 20th **day of November, 2012, before me personally appeared Brandie Felts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Helen A Apple and acknowledged that she executed the same as the free act and deed of the said Helen A Apple.**

WITNESS my hand, at office, this 20th **day of November, 2012.**

My Commission Expires:
9-8-13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Willie J Thompson, Jr and Yolanda M Thompson
1305 Love Joy Ct
Nashville, TN 37216

Tax Parcel No 04313035400

Property Address: 210 Elm Street
Madison, TN 37115

MAIL TAX
BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $11,700.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Willie J Thompson Jr.
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of November, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13