BILL GARRETT, Davidson County
Trans:T20120093554 DEEDWARR
Recvd: 12/06/12 15:31 2 pgs
Fees:13.00 Taxes:1620.60
20121206-0112723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $438,000.00

Affiant

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

Notary Public

My commission expires: 01/07/2013

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Thomas C. Pernice Jr. **Sydney J. Pernice**	Wells Fargo Bank, NA	**Map\Parcel: 105-05-0-053.00**
1412 Villa Place	4101 Wiseman Bldg #108	
Nashville, TN 37212	San Antonio, TX 78251	

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,

Bonnie J. Thompson, married

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

Thomas C. Pernice Jr. and Sydney J. Pernice, husband and wife

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. 12 in J.B. Haynie's Subdivision of Lot No. 40 of the O.B. Hayes Addition to Nashville, a plan of which subdivision is of record in Book 148, Page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Inverness Group, Inc., a Tennessee corporation by Warranty Deed from Greg Pohl, unmarried, of record in Instrument No. 20011024-0116180, dated October 19, 2001. Said property was further conveyed by Quitclaim Deed to Robert Thompson and Bonnie Thompson, married, of record in Instrument No. 20020923-0115595, dated September 18, 2002. Robert Thompson and Bonnie Thompson, married conveyed their interest in said property to Bonnie J. Thompson, married, of record in Instrument No. 20060315-0029769, dated February 21, 2006, 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 148, Page 433, 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 1412 Villa Place, 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 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 November, 2012.

Bonnie J. Thompson

*Robert Thompson, spouse of Bonnie J. Thompson, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Robert Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Bonnie J. Thompson and Robert 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 November, 2012.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **121080DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027