THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12122758**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $42,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2012. Notary Public My Commission Expires: _____

NATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130001302 DEEDWARR
Recvd: 01/04/13 15:44 2 pgs
Fees:13.00 Taxes:155.40
20130104-0001499

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Eric Jones and Sheila McMorrow Jones 2804 Acklen Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 11903007800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Wayne Thompson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Eric Jones and Sheila McMorrow Jones, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 56 on the plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for said County.

Said Lot No. 56 fronts 100 feet on the Northeasterly side of Dodge Drive and runs back between lines, 330.9 feet of the Northwesterly line, 335.1 feet on the Southeasterly line, to a dead line in the rear measuring 100 feet.

Included but excluded from the above description is the part of said land conveyed to the State of Tennessee Department of Highways by deed of record in Book 3369, Page 25, said Register's Office.

Being the same property conveyed by Warranty Deed from Hugh B. Burns and wife, Eleanor S. Burns to Charles Wayne Thompson and wife, Linda Faye Thompson as recorded on the 4th day of May, 2011 in Deed Book 4127, Page 723 and Warranty Deed from Hugh B. Burns and wife, Eleanor S. Burns to State of Tennessee as recorded on the 28th day of March, 1962 in Deed Book 3369, Page 25, in the Register's Office of Davidson County, Tennessee.

Linda Faye Thompson died on July 1st, 2003 in Davidson County, Tennessee. Conveying any and all interest in said property marital or otherwise to Charles Wayne Thompson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRESCENT HEIGHTS, as recorded in Plat Book 2331, Page(s) 106.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 4337, Page 362.

This is improved property located at 124 Dodge Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2012.

Charles Wayne Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Wayne Thompson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2012.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013