Instrument Prepared by Richard A. Northcutt, Attorney, 215 W. High St., Woodbury, TN 37190 upon information provided by the parties and without the benefit of a title search

Name/Address of New Owner:
Mark Cappellino
2803 Westmoreland Dr.
Nashville, TN 37212

Send Tax Bill to: Owner

Map and Parcel: 09401038900

BILL GARRETT, Davidson County
Trans:T20130022410 DEEDWARR
Recvd: 03/19/13 14:00 2 pgs
Fees:13.00 Taxes:347.80
20130319-0027263

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration, the receipt of which being hereby acknowledged, I, BARBARA B. THOMPSON, a single person, hereinafter called the Grantor, have bargained and sold and by these presents transfer and convey unto MARK CAPPELLINO, a single person, the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Edgefield Land Company, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Thompson by quitclaim deed of record in Instrument No. 201012300103912, Register's Office for Davidson County, Tennessee.

The address of the property: 1506 Long Ave., Nashville, TN 37206.

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed that the property taxes shall be prorated.

This property is subject to any restrictions of record in the Register's office for said county.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature on March 15, 2013, 2010.

Barbara B. Thompson
BARBARA B. THOMPSON

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF CANNON

Before me, a Notary Public in and for the said state and county, personally appeared BARBARA B. THOMPSON, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor, and who acknowledged the execution of the foregoing instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at Woodbury, Tennessee on March 15, 2013.

My Commission Expires Oct. 23, 2016

NOTARY PUBLIC

RICHARD A. NORTHCUTT
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $94,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
AFFIANT

Sworn to and subscribed before me on March ~~15~~ 18th JBM, 2013.

My Commission Expires 9-9-2014

J. Brandon Miller
NOTARY PUBLIC

