BILL GARRETT, Davidson County
Trans:T20130023976 DEEDWARR
Recvd: 03/25/13 10:19 3 pgs
Fees:18.00 Taxes:1942.50

20130325-0029006

RETURN TO / PREPARED BY:
Title and Escrow Company, Inc.
2002 Richard Jones Rd., Ste. 110
Nashville, TN 37215
File # 31044
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Douglas R Thompson Affiant Subscribed and sworn to before me, this 22nd day of March, 2013. Notary Public My Commission Expires: 11/3/2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Douglas R. Thompson and Ashley G. Thompson 608 Chelmsford Pl Nashville, TN 37215	Farmington Financial Group, LLC 2002 Richard Jones Road, #300A Nashville, TN 37215	116 12 0E 156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN EASON AND WIFE, JANET EASON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DOUGLAS R. THOMPSON AND WIFE, ASHLEY G. THOMPSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Greystone, of record in Book 6200, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn Eason and wife, Jan Eason, by deed from Frederick L. Wine and wife, Thayer W. Wine, dated July 28, 2000, of record in Instrument No. 200007310076155, Register's Office for Davidson County, Tennessee, and re-recorded at Instrument No. 20000919-0092851, Register's Office for said County. By quitclaim deed dated

April 21, 2011, title was vested in Glenn Eason and wife, Jan Eason, as tenants in common, of record at Instrument No. 20110421-0030835, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6200, page 60, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments and By-Laws of record in Book 6300, page 751, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record at Instrument no. 20010808-0085078, Register's Office for said County..

4. Dedication of Common area of record in Book 6327, page 163, Register's Office for Davidson County, Tennessee.

5. Charter of Greystone Cooperative Corporation of record in Book 6314. page 320, Register's Office for Davidson County, Tennessee.

This is improved property known as: **608 Chelmsford Pl, Nashville, TN 37215.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of March, 2013.

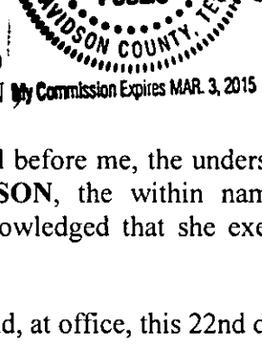
GLENN EASON

JANET EASON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLENN EASON**, the within named bargainor, 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 22nd day of March, 2013.



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANET EASON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of March, 2013.

Notary Public

My Commission Expires: _____