THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030075** BILL GARRETT, Davidson County Trans:T20130028028 DEEDWARR Recvd: 04/08/13 08:36 2 pgs Fees:13.00 Taxes:1036.00 20130408-0034073	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this4th day of April, 2013. KEITH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: November 5, 2014

My Commission Expires NOV.

WARRANTY DEED

Address New Owner: Benjamin F. Thompson and Ann W. Thompson 6517 Chessington Dr Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155080C23500CO

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, **Ed Atlas and wife, Jamie Atlas** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin F. Thompson and Ann W. Thompson, 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:

Land in Davidson County, Tennessee, being Lot 235, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 7900, Pages 888-889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ed Atlas and wife, Jamie Atlas by Warranty Deed from Landmark Management Corporation d/b/a Benchmark Homes, recorded on the 26th day of February, 1999 in Deed Book 11358, Page 461, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POPLAR CREEK ESTATES, PHASE 2, as recorded in Plat Book 6900, Page(s) 339-347 and Plat Book 7900, Pages 888-889.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9472, Page 824.

Charter recorded in Book 7120, Page 125.

This is improved property located at 6517 Chessington Dr Nashville TN 37221.

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 4th day of April, 2013.

Ed Atlas

Jamie Atlas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 4th day of April, 2013.

Notary Public

My Commission Expires: November 5, 2014

