BILL GARRETT, Davidson County
Trans:T20130035653 DEEDWARR
Recvd: 04/30/13 15:04 2 pgs
Fees:13.00 Taxes:973.10

20130430-0043167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-NC-13-1207

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah W. Thompson, Trustee **Gary Steven Thompson** (NAME)	Deborah W. Thompson and Gary Steven Thompson (NAME)	
1207 4th Avenue North (ADDRESS)	P.O. Box 1028 (ADDRESS)	**082-09-0-310.00**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Fairview TN 37062 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **MICHAEL G. BRIDGES, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBORAH W. THOMPSON, TRUSTEE OF THE DEBORAH W. THOMPSON REVOCABLE LIVING TRUST AGREEMENT AND GARY STEVEN THOMPSON, BOTH WITH A ONE HALF UNDIVIDED INTEREST,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 48 ON THE MAP OF D.T. MCGAVOCK'S PLAN OF LOTS, AS OF RECORD IN PLAT BOOK 10, PAGE 606, 607, 608 AND 609, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 4TH AVENUE NORTH 95 FEET 2 INCHES NORTH OF THE NORTHERLY MARGIN OF MADISON STREET AT THE CORNER OF LOTS NOS. 47 AND 48; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 98 1/2 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY MARGIN OF 4TH AVENUE NORTH, 50 FEET TO A POINT; THENCE EASTERLY 98 1/2 FEET TO THE WESTERLY MARGIN OF 4TH AVENUE NORTH; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 50 FEET TO THE BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MICHAEL G. BRIDGES BY DEED FROM JOHN AND PATRICIA BRIDGES OF RECORD IN BOOK 8583, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 23, 1992 AND RECORDED ON MARCH 25, 1992. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MICHAEL G. BRIDGES BY DEED FROM JOHN AND PATRICIA BRIDGES OF RECORD IN BOOK 8509, PAGE 858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 12, 1991 AND RECORDED ON DECEMBER 17, 1991. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOHN A. BRIDGES AND WIFE, PATRICIA BRIDGES BY DEED FROM JOHN A. BRIDGES OF RECORD IN BOOK 8260, PAGE 219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 12, 1990 AND RECORDED ON DECEMBER 19, 1990.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 10, PAGES 606,607,608 AND 609; JOINT DRIVEWAY AGREEMENT OF RECORD IN INSTRUMENT NO. 20120703-0058307; RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130 AMENDED IN BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1207 4th Avenue North Nashville, Tennessee 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of April, 2013.

Michael G. Bridges

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael G. Bridges, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212