J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $165,000.00 Affiant Subscribed and sworn to before me, this 24th day of May, 2013 Notary Public My commission expires: 3-3-2015

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130045424 DEEDWARR
Recvd: 05/31/13 11:31 2 pgs
Fees:13.00 Taxes:610.50
20130531-0055069

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Thompson and Bond Thompson	**New Owner**	**15400003100**
0 Griffith Road	**427 Wild Elm Street** **Franklin, TN 37064**	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carl L. Wallace and wife, Heidi L. Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Thompson and Bond Thompson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land located in the 35th Council District of Davidson County, Tennessee, being Tax Map 154, Parcel 31.00 and a portion of Parcel 54.00 being more particularly described as follows:

Beginning at an iron rod (set) on the West margin of Griffith Road at the Northeastern corner of Joe and Sue Wallace, Trustee property shown on Tax Map 154 as Parcel 55.00 and recorded in Instrument No. QC 200304170051489 in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN) and the Southeastern corner of the Carl L. and Heidi L. Wallace property shown on Tax Map 154, as Parcel 54.00 and recorded in Instrument No. QC 200303120033012 R.O.D.C., TN, the property being described;

Thence with the North line of Joe and Sue Wallace, Trustee property, South 82 deg 35' 18" West a distance of 542.17 Feet to an existing iron rod;

Thence making a new line dividing the Carl L. and Heidi L. Wallace property shown on Tax map 154 Parcel 54.00, North 88 deg 54' 10" West a distance of 311.19 Feet to an iron rod (set) in the East margin of Pine Hill Lane (Private), the William H. Freeman property shown on Tax Map 154 Parcel 112.00 and recorded in Instrument No. 201006160046947 R.O.D.C., TN;

Thence with the West margin of Pine Hill Lane (Private), the William H. Freeman property, North 11 deg 14' 00" West a distance of 157.41 Feet to an existing iron rod, and North 12 deg 23' 45" West a distance of 30.48 Feet to an existing iron rod, also being the Southwestern corner of Anthony M. and Christina S. Folk property shown on Tax Map 154 Parcel 53.00 and recorded in Instrument No. 201001250006229 R.O.D.C., TN;

Thence with the Anthony M. and Christina S. Folk property, North 75 deg 34' 23" East a distance of 343.18 Feet to an existing iron rod, and North 12 deg 36' 46" West a distance of 279.73 Feet to an existing iron rod, and North 81 deg 44' 43" East a distance of 461.01 Feet to an existing iron rod in the West margin of Griffith Road;

Thence with the West margin of Griffith Road, South 16 deg 13' 02" East a distance of 567.44 Feet to the POINT OF BEGINNING. Said tract contains 348,453 square feet, or 8.00 Acres, more or less, as calculated by the above courses and distances.

NOTE: The remaining portion of Tax Map 154 Parcel 54 contains 110,824 square feet, or 2.54 Acres, more or less, and is not a buildable parcel.
Being the same property conveyed to Joseph N. Wallace and wife, Sue Wallace and Carl L. Wallace by Deed from Estate of Willie Ford Green, Cecil D. Branstetter, Executor and Serena Green Hollinds of record in Book 9347, Page 606, Register's Office for Davidson County, Tennessee, dated 5/17/1994 and recorded on 5/17/1994 and further Quitclaimed unto Carl L. Wallace and wife, Heidi L. Wallace by Deed from Joseph N. Wallace and wife, Sue Wallace and Carl L. Wallace of record at Instrument No. 20040430-0049080, Register's Office for Davidson County, Tennessee, dated 3/11/2003 and recorded on 3/11/2003. As to parcel 154-31

Being the same property conveyed to Yvonne S. Wallace by Deed from Anthony J. Mitchell and wife, Ann G. Mitchell of record in Book 5336, page 959, Register's Office for Davidson County, Tennessee, and further Quitclaimed to Carl L. Wallace the same property of record in Book 6949, Page 507, dated 6/24/1986 and recorded 8/14/1986, the said Carl L. Wallace further quitclaimed onto Carl L. Wallace and wife, Heidi L. Wallace of record at Instrument No. 20040430-0049080, Register's Office for Davidson County, Tennessee, dated 3/11/2003 and recorded on 3/11/2003. As to a parcel 154-54

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 0 Griffith Road, Nashville, TN 37221.

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 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 GRANTEES, 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 24th day of May, 2013.

Carl L. Wallace

Carl L. Wallace

Heidi L. Wallace

Heidi L. Wallace

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carl L. Wallace and Heidi L. Wallace, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2013.

Notary Public

My Commission Expires: 3-3-2015

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015