BILL GARRETT, Davidson County
Trans: T20130056971 DEEDWARR
Recvd: 07/03/13 14:49 2 pgs
Fees: 13.00 Taxes: 591.63

20130703-0069275

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 27th day of June, 2013.

Notary Public
My commission expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

03-1306-37997

Address of New Owner:	Send Tax Bills to:	Tax Information
John Patrick Wall 224 Treutland Ave. Nashville TN 37207	New Owner	082-11-0-164.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Heather L. Poindexter, now Thomas, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Patrick Wall**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather L. Poindexter by deed from Metropolitan Development and Housing Agency ("MDHA") and Gregory Pollard ("Pollard"), an individual, dated September 17, 2007, recorded September 28, 2007, of record in Instrument No. 20070928-0115753, Register's Office for Davidson County, Tennessee. Heather L. Poindexter having since married and is now known as Heather L. Thomas.

Spouse of the Grantor hereby joins in this conveyance to convey any marital interest, if any, in the subject property.

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 property is improved property known as 224 Treutland Ave., Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of June, 2013.

Heather L. Thomas

Michael W. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather L. Thomas and Michael W. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of June, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15