BILL GARRETT, Davidson County
Trans: T20130076978 DEEDWARR
Recvd: 09/05/13 12:25 2 pgs
Fees: 13.00 Taxes: 480.63

20130905-0093821

Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Catalan Estrada, married man	First Bank (NAME)	03402005100
102 Shepherd Hills Drive (ADDRESS)	6131 Shallowford Rd, Ste 102 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Chattanooga, TN 37421 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Martha Rumble Paris Thompson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Walter Catalan Estrada, married man, hereinafter called the Grantees, 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 LOT NO. 4 SHEPARD HILLS SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 2331, PAGE 46, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GEORGE ROBERT THOMPSON AND WIFE, MARTHA DEAN BY WARRANTY DEED FROM J. T. MURPHREE AND WIFE, WINIFRED F. MURPHREE OF RECORD IN BOOK 3347, PAGE 447, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE INTEREST OF GEORGE ROBERT THOMPSON WAS DIVESTED OUT OF GEORGE ROBERT THOMPSON AND VESTED IN MARTHA RUMBLE PARIS THOMPSON BY FINAL JUDGMENT AND DECREE OF RECORD IN BOOK 5235, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

MARTHA THOMPSON AND MARTHA RUMBLE PARIS THOMPSON IS ONE AND THE SAME PERSON.

GEORGE R. THOMPSON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MARTHA THOMPSON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20120920-0085370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 102 Shepherd Hills Drive, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do 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 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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of August, 2013.

Martha Thompson
Martha Thompson

By: George R. Thompson attorney-in-fact
George R. Thompson, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 30th day of August, 2013, before me personally appeared George R. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha Thompson and acknowledged that such person executed the same as the free act and deed of Martha Thompson.

Witness my hand and official seal, this the 30th day of August, 2013.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072