WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude Warren Thompson	NEW OWNER	116-8-H-192CO
(NAME)	(NAME)	
192 Moultrie Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130081430 DEEDWARR
Recvd: 09/19/13 14:51 2 pgs
Fees:13.00 Taxes:1698.30
20130919-0098964

FOR AND 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 ACKNOWLEDGED, I, **Eugenia Allen K. Rose, Trustee of The Eugenia Allen K. Rose Living Trust, established by the Revocable Trust Agreement of Eugenia Allen K. Rose dated October 29, 2002 as amended from time to time and to her successors in trust with full power to sell, transfer, mortgage and convey without joinder of any beneficiary**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Claude Warren Thompson,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain building site being Lot No. 192 as shown on the Plat of Sugartree, Phase 3, (Revised) of which is of record in Book 5050, page 67-71 as amended in Book 5162, page 632; Book 5169, page 426; Book 5186, page 958; Book 5191, page 412; Book 5222, page 468 and Book 5238, page 93 Register's Office for said county, to which plan specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions effecting Sugartree, Phase III, for a more complete description.

Being the same property conveyed to Eugenia Allen K. Rose, Trustee of The Eugenia Allen K. Rose Living Trust, established by the Revocable Trust Agreement of Eugenia Allen K. Rose dated October 29, 2002 as amended from time to time and to her successors in trust with full power to sell, transfer, mortgage and convey without joinder of any beneficiary by deed from Eugenia Allen K. Rose in Instrument No. 20030113-0005450 said Register's Office dated December 16, 2002.

For purposes of identifying the Trust Instrument under which the Grantor has acquired title to the aforesaid property, see Certification of Trust attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **192 Moultrie Park, Nashville, TN 37205**

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

Witness my hand this 18th day of September, 2013.

Eugenia Allen K. Rose, Trustee

Eugenia Allen K. Rose, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugenia Allen K. Rose, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her power as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18TH DAY OF SEPTEMBER, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public