This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013070028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $70,000.00

Sworn to and subscribed before me this 20th day of September, 2013.

Affiant

Notary Public

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130082025 DEEDWARR
Recvd: 09/23/13 09:57 2 pgs
Fees:13.00 Taxes:259.00
20130923-0099624

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James R. Thomas, III		141-000-125.00
123 39th Avenue, North	New Owner	
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judy D. Black , unmarried** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James R. Thomas , unmarried ,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of BCC Hooten Hows Subdivision of record in Book 9700, Page 804, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Black and wife, Judy D. Black, by Warranty Deed from Bellevue Community Church, Inc., of record in Book 11332, Page 171, Register's Office for Davidson County, Tennessee, dated February 6, 1999, and recorded on February 8, 1999. The said James M. Black having since died leaving Judy D. Black as surviving Tenant by the entirety.

This is improved property known as **7984 Hooten Hows Road, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 20th day of September, 2013.

Judy D. Black

Judy D. Black

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Judy D Black, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015