WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086019 DEEDWARR
Recvd: 10/04/13 11:49 2 pgs
Fees:13.00 Taxes:606.80

20131004-0104507

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $164,000.00.

Affiant

Subscribed and sworn to before me this 27 day of September, 2013

Notary Public

My Commission expires: 4-23-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Reuben H. Lawrence, Jr.	SunTrust Mortgage, Inc.	Map 33-04 Parcel 003.00
106 Garrett Drive	901 Semmes Avenue	
Goodlettsville, TN 37072	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeremy Thompson and wife, Amie Thompson** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Reuben H. Lawrence, Jr. and wife, Gertrude Lawrence**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Map of Goodlettsville Heights, Section III, as of record in Book 1835, Page 98, Register's Office for said County.

Said Lot No. 52 fronts 146 feet on the northerly side of Garrett Drive and runs back between lines, 205.7 feet on the Westerly line and 288 feet on the Easterly line to a dead line in the rear on which it measures 72.4 feet.

Being the same property conveyed to Jeremy Thompson, a single person, from Dean Roberts and wife, Katrina Roberts by Warranty Deed on September 30, 2005, of record in Instrument Number 20051004-0119060, Register's Office for Davidson County, Tennessee.

Amie Thompson joins this conveyance to convey any and all interest she may have in said property, including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 98, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2028, Page 615, Register's Office for Davidson County, Tennessee.

This is improved property known as: **106 Garrett Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 27, 2013.

Jeremy Thompson

Amie Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Thompson and Amie Thompson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 27, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY