Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1352

Davidson County DEEDWARR
Recvd: 10/17/13 10:43 3 pgs
Fees:18.00 Taxes:703.00
20131017-0108490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rob Townsend and wife, Leanna Beckett AKA Leanna Beckett Townsend, Joint Tenants with the Right of Survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Thouin and Elizabeth Thouin, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Being Lot No. 35 on the Revised Final Plat of Bridle Downs, Phase One, as of record in Plat [redacted] Book 6900, page 701-703, and by Surveyor's Certificate of Correction in Book 8169, page 240 and in Book 8577, page 220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. *

Being the same property conveyed to Rob Townsend and Leanna Beckett, Joint Tenants with the Right of Survivorship by deed from Ann R. Davison, unmarried, dated May 15, 2009, of record as Instrument No. 20090520-0046537 Register's Office for Davidson County, Tennessee. Leanna Beckett and Leanna Beckett Townsend are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1620 Celebration Way, Nashville TN, 37211.

* NOTE: The legal description differs from the prior deed at 20090520-0046537 because the reference to Plat Book 6900, page 545 is intentionally omitted, being superceded by Plat Book 6900, page 701.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of October, 2013.

Rob Townsend

Leanna Beckett AKA Leanna Beckett Townsend

State of Tennessee)
County of Davidson)

On this 15th day of October, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rob Townsend and Leanna Beckett AKA Leanna Beckett Townsend, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of October, 2013.

Notary Public

My Commission Expires: 6.26.16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:
Mark R. Thouin
1620 Celebration Way
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
172-8-B-35CO

True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY