Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130094178 DEEDWARR
Recvd: 11/04/13 14:13 2 pgs
Fees:13.00 Taxes:325.23
20131104-0114370

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $87,900.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2013.

Notary Public
My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

05-1308-66079

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Ksobiech 313 Archwood Drive Madison TN 37115	NEW OWNER	043-07-0 079.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry Thompson, individually and as Devisee of the Estate of Clyde E. Thompson, deceased, and Gwendolyn Thompson Huskey, Individually, as Executrix and Devisee of the Estate of Clyde E. Thompson, deceased, and as Trustee of the testamentary trust established in the Last Will and Testament of Clyde Edward Thompson for the benefit of Nancy Marie Thompson hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Ksobiech, a single man, hereinafter called the Grantees, their successors and assigns, a 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. 41, on the Plan of Section One, Archwood Acres, of record in Book 2133, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clyde E. Thompson and wife, Wanda H. Thompson by deed from Evelyn Sweeney, Trustee, dated May 18, 1984, recorded May 21, 1984, of record in Book 6295, Page 747, Register's Office for Davidson County, Tennessee. The said Clyde E. Thompson and Wanda H. Thompson both having since died. Wanda H. Thompson having predeceased Clyde E. Thompson. Pursuant to Will of Clyde E. Thompson, Docket No. 17-P767 Probate Court for Davidson County, Tennessee, subject property has been devised unto Larry Edward Thompson and Gwendolyn Thompson Huskey.

Larry Edward Thompson and Larry Thompson are one and the same person.

Gwendolyn Thompson Huskey and Gwen Huskey are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 313 Archwood Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of October, 2013.

X Larry Thompson, by Gwen Huskey, atty-in-Fact
Larry Thompson, individually and as Devisee of the Estate of Clyde E. Thompson, deceased BY: Gwen Huskey, Attorney in Fact

X Gwendolyn Thompson Huskey
Gwendolyn Thompson Huskey, individually, as Executrix and Devisee of the Estate of Clyde E. Thompson, deceased, and as Trustee of the Testamentary Trust established in the Last Will and Testament of Clyde Edward Thompson for the benefit of Nancy Marie Thompson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gwendolyn Thompson Huskey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Larry Thompson, individually and as Devisee of the Estate of Clyde E. Thompson and that she is authorized by Larry Thompson to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, TN, this 25th day of October, 2013.

X
Notary Public
State of Tennessee at Large

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 04/17/2016

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gwendolyn Huskey, Executrix and Devisee of the Estate of Clyde E. Thompson, and as Trustee of the Testamentary Trust established in the Last Will and Testament of Clyde Edward Thompson for the benefit of Nancy Marie Thompson 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 for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 25th day of October, 2013.

X
Notary Public
State of Tennessee at Large

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 04/17/2016

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gwendolyn Thompson Huskey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 25th day of October, 2013.

X
Notary Public
State of Tennessee at Large

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 04/17/2016