**RECORD AND RETURN TO:**
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130098532 DEEDWARR
Recvd: 11/20/13 09:21 2 pgs
Fees:13.00 Taxes:479.15
20131120-0119539

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of October, 2013, by and between Jeanie Kearney, Trustee of the Edward R Kearney Family Trust, party of the first part, and Shatika R Thompson, married, as her sole and separate property, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Landin Davidson County, Tennessee, being Lot No. 147 on the plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Jeanie Kearney, Trustee of the Edward R. Kearney Family Trust, by virtue of that certain Quit Claim Deed dated May 20, 2011, at Instrument No. 20110620-0047115 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jeanie Kearney, Trustee

Jeanie Kearney, Trustee of the Edward R Kearney Family Trust

STATE OF COLORADO
COUNTY OF Eagle

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jeanie Kearney, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2013.

Melinda Stevenson
Notary Public

My Commission Expires: 6/13/17

MELINDA STEVENSON
Notary Public
State of Colorado
20134035461
My Commission Expires June 13, 2017

| | |
|---|---|
| Property Owner & Address: | Shatika R Thompson<br>609 Lake Terrace Drive<br>Nashville, TN 37217 |
| Tax Parcel No | 13614006900 |
| Property Address: | 609 Lake Terrace Drive<br>Nashville, TN 37217 |
| MAIL TAX BILLS TO: | Pinnacle Bank<br>150 Third Avenue South<br>Suite 900<br>Nashville, TN 37201 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $129,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2013.

Notary Public

My Commission Expires: 6-19-16

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD