(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

Subscribed and sworn to before me this 13th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHAD I. PEARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2016

R-VRES-13-636

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa M. Brumfield	Same (NAME)	
636 Huntington Ridge (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	161-6-265.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEPHEN M. THOMASON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA M. BRUMFIELD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, HUNTINGTON PARK, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 47, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN M. THOMASON, AN UNMARRIED MAN BY WARRANTY DEED FROM AMBER LEDGERWOOD, FKA AMBER HINESLY, ALAIN LEDGERWOOD, WIFE AND HUSBAND, RECORDED ON THE 27TH DAY OF JULY, 2011 IN INSTRUMENT NO. 20110727-0057374, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID ASHLEY ANNE THOMASON JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4660, PAGE(S) 47; BOOK 4734, PAGE 353; BOOK 6219, PAGE 981, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 636 Huntington Ridge, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130104395 DEEDWARR
Recvd: 12/16/13 08:31 2 pgs
Fees:13.00 Taxes:702.63

20131216-0126529

Witness my/our hand(s) this 13th day of December, 2013.

Stephen M. Thomason

Ashley Anne Thomason

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN M. THOMASON AND ASHLEY ANNE THOMASON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2013.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903