BILL GARRETT, Davidson County
Trans:T20130106840 DEEDWARR
Recvd: 12/26/13 09:45 2 pgs
Fees:13.00 Taxes:1198.80
20131226-0129731

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 324,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2013.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HAYES E THOMPSON	New Owner	**08301031200**
1300 GREENWOOD AVE		
NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THERMAVUE EXTERIORS LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAYES E THOMPSON, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly I /2 of Lot No. 2 in E.T. Brown's Subdivision of The Sharpe Lands, of record in Book 332, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING THE SAME PROPERTY CONVEYED TO THERRMAVUE EXTERIORS, LLC BY WARRANTY DEED FROM HAROLD F. MORRIS, MARRIED, AND PHILLIP E. DILDINE, MARRIED, DATED 07/13/2013 AND RECORDED ON 07/23/2013 IN INSTRUMENT NUMBER 20130723-0076272, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO HAROLD F. MORRIS AND PHILIP E. DILDINE, BY QUITCLAIM DEED FROM CASH HOME BUYERS, INC., DATED 04/04/2008 AND RECORDED ON 04/10/2008 IN INSTRUMENT NUMBER 20080410-0036486, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1300 GREENWOOD AVE, NASHVILLE, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 12th day of December, 2013.

~Sole Member

TYLER AMBURGY, SOLE MEMBER
THERMAVUE EXTERIORS LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared TYLER AMBURGY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is SOLE MEMBER of THERMAVUE EXTERIORS LLC and that he is authorized by THERMAVUE EXTERIORS LLC to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of December, 2013.

Notary Public

KRISTEN M. TRAINI
Notary Public
At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122