WARRANTY DEED

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0152

G-VRES-14-4007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2014.

JANIS ADAMS WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5/4/15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alathea Thompson	Cole Taylor Mortgage	
(NAME)	(NAME)	
4007 Auburn Lane	2350 Green Road, Ste 100	**116-12-78.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Ann Arbor, MI 48105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **STEVEN P. TIMMONS AND SPOUSE, SUSAN TIMMONS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALATHEA THOMPSON, UNMARRIED** 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 40, BLOCK D, MAP OF WOODMONT LANE HOMESITES, as shown on plat of record in Plat Book 1130, Page 13, 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 by Warranty Deed from Roger L. Burgess and spouse, Donah J. Burgess to Steven P. Timmons and spouse, Susan Timmons as recorded on the 27th day of October, 2009 in Instrument No. 20091027-0098871 and Affidavit of Scrivener's Error as recorded on the 7th day of September, 2010 in Instrument No. 20100907-0070906, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4007 Auburn Lane, Nashville, Tennessee 37215**.

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:T20140027627 DEEDWARR
Recvd: 04/23/14 10:24 2 pgs
Fees:13.00 Taxes:1357.53
20140423-0034080

Witness my/our hand(s) this the 18th DAY OF APRIL, 2014.

Steven P. Timmons

Susan Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN P. TIMMONS AND SUSAN TIMMONS, 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 18th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212