WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS the 30 day of April 2014.

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140029967 DEEDWARR
Recvd: 05/01/14 14:20 2 pgs
Fees:13.00 Taxes:888.00
20140501-0036923

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Thompson	Raymond James BANK	13112012400
(NAME)	(NAME)	
1101 A Biltmore Drive	710 Carillon Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	St. Petersburg, FL 33716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Colin M. Price, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie Thompson, 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:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division of Lots 1 and 2 for Battery Park Subdivision, of record in Book 6200, Page 243, amended in Book 6900, Page 77, Register's Office for said County.

Said Lot 2A fronts 166.06 feet on the broker southwesterly margin of Biltmore Drive and extends back 210.25 feet on the southeasterly line and 200.00 feet on the westerly line to a dead line in the rear, measuring 31.47 feet thereon.

Being the same property conveyed to Colin M. Price, by deed of record in Instrument Number 20110513-0037013 , Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Battery Park Subdivision of record in Book 6200, Page 243, amended in Book 6900, Page 77, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6900, Page 77, Register's Office for Davidson County, Tennessee. Easement for the flow of Brown's Creek, Register's Office for Davidson County, Tennessee. Easements, if any, recorded or unrecorded in that portion of property as set out in Metropolitan Nashville Government Council Bill of record in Book 75, Page 28, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1101 A Biltmore Drive, Nashville, TN 37204

(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 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 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 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 the 30 day of April 2014.

Colin M. Price

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colin M. Price with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 30 day of April 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public