BILL GARRETT, Davidson County Trans:T20140049425 DEEDWARR Recvd: 07/10/14 15:39 2 pgs Fees:13.00 Taxes:1221.00 20140710-0060970	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.** Affiant Subscribed and sworn to before me, this the 10th day of July, 2014. Notary Public My commission expires (AFFIX SEAL)

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lewis C. Thompson	**NEW OWNER**	104-15-0-033.00
8220 Wikle Road East		
Brentwood, TN 37027		

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 ACKNOWLEDGED, WE,

James C. Folger, a single person

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

Lewis C. 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:

LAND in Davidson County, Tennessee, being the southerly portion of Lot No. 94 on the plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for said County.

SAID part of Lot No. 94 fronts 75.1 feet on the westerly margin of 25th Avenue S., formerly Fuller Avenue, and extends back 90 feet on the northerly Line and 89.3 feet on the southerly line to a dead line in the rear measuring 75.8 feet thereon.

Being the same property conveyed to JAMES C. FOLGER, A SINGLE PERSON, by deed from MARY JANE FOLGER AND MARTHA RECHER, of record in Book 9321, page 523, dated April 20, 1994, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **2203 25th Ave S, Nashville, TN 37212**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 10th day of July, 2014.

James C. Folger

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James C. Folger, a single man**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **July, 2014.**

Notary Public

My Commission Expires: 12/26/2016