WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/14 13:36 3 pgs
Fees:18.00 Taxes:617.90
20140714-0061819

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 167,000.00

Affiant

Subscribed and sworn to before me, this the 11 day of July, 2014.

Notary Public

My commission expires: 11-15-15

(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Charles Walker**	Send Tax Bills To: Charles Walker	Map-Parcel Numbers **Map 072-09-0 Parcel 215-00**
2717 Gear Street	69 Thompson Lane	
Nashville, TN 37216	Nashville, TN 37211	

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

Larry Thompson and Linda Owens-Thompson, Husband and Wife

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

Charles Walker

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. 2, as shown on the map entitled Resubdivision of Lots 22 and 23 of the Bush Spain's Subdivision of Part of the Zack Stull Lands, of record in Instrument No. 20041216-0149677, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Larry Thompson, married, and James King, married by Deed from dated June 17, 2005 from The Marshfield Group, LLC, a Tennessee limited liability company of record in Instrument No. 20050622-0071771 and further divested out of Larry Thompson and James King and vested in Michael Warren Morris by Final Decree Confirming Sale of record in Instrument No. 20081006-0101417 and further divested out of Michael Warren Morris and vested in Larry Thompson and James King by Decree for Redemption of record in Instrument No. 20090922-0088363 and further conveyed to Larry Thompson and Linda Owens-Thompson, husband and wife, as Tenants by the Entirety by Quitclaim Deed dated May 29, 2013 from Larry Thompson and James King and Michael P. Davis, Trustee of record in Instrument No. 20130606-0057520 and Affidavit Regarding Title of record in Instrument No. 20131113-0117175, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Instrument No. 20041216-0149677, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictions set out in the Deed of record in Instrument No. 20130718-0074198, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2717 Gear Street, Nashville, TN 37216**

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 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/our hand(s) this 7TH day of **July, 2014.**

Larry Thompson

Larry Thompson

Linda Owens Thompson

Linda Owens-Thompson

STATE OF ILLINOIS)
COUNTY OF COOK)

*and Linda Owens-Thompson

Personally appeared before me, a Notary Public of said County and State, **Larry Thompson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago (city), ILLINOIS (state), this 7TH day of **July, 2014.**

James L Hardemon

Notary Public

OFFICIAL SEAL
JAMES L HARDEMON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/31/15

My Commission Expires: 01/31/15

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, a Notary Public of said County and State, **Linda Owens-Thompson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago (city), ILLINOIS (state), this 7TH day of **July, 2014.**

James L Hardemon

Notary Public

My Commission Expires: 01/31/15

CERTIFICATE OF AUTHENTICITY

I, Julie Coone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/3/2017