BILL GARRETT, Davidson County
Trans:T20140056940 DEEDWARR
Recvd: 08/05/14 10:23 2 pgs
Fees:13.00 Taxes:962.00
20140805-0070112

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14316

Send Tax Bills To:
OWNER

New Owner is:
Matthew Neild
2305 Alteras Drive
Nashville, TN 37211

MAP: 173-09-0A

PARCEL: 584.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William J. Thomson and wife, Latecia F. Thomson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew Neild and wife, Christine Neild**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2305 Alteras Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 558 on the Plan of Lenox Village, Section One, of Phase Eight, of record in Instrument Number 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William J. Thomson and Latecia F. Thomson, his wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 3/29/07 and recorded 3/30/07 in Instrument No. 20070330-0038499, in the Register's Office of Davidson County, Tennessee.

WJT LFT
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of July, 2014.

GRANTOR(S):

William J Thomson
WILLIAM J. THOMSON

Latecia F Thomson
LATECIA F. THOMSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William J. Thomson and Latecia F. Thomson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of July, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

William J Thomson
AFFIANT

SWORN TO and subscribed before me this 30th day of July, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____