WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/14 15:50 4 pgs
Fees:23.00 Taxes:370.00
20141121-0107583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/17/16
(AFFIX SEAL)

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan M Ervin and Jennifer B. Ervin	Peoples Home Equity	119 03 0 071.00
(NAME)	(NAME)	
138 Dodge Drive	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville 37210	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thousand And No/100 Dollars ($100,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David E. Thompson, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan M Ervin and wife Jennifer B. Ervin**, 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 73 on the Map of Mertie Milwee Property, of record in Book 2331, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Thompson and wife, Dorena D. Thompson by deed dated August 14, 1963, from Robert E. Bates and wife, Margaret L. Bates, of record in Book 3615, page 91, Register's Office for Davidson County, Tennessee. William A. Thompson died on March 26, 2003. Laurel Dorena Thompson (one and the same person as Dorena D. Thompson) died on September 27, 2007. (See Affidavit of Inheritance of record in Instrument No. 20080808-0081872, Register's Office for Davidson County, Tennesse.), by quitclaim deed dated May 27, 2014, and recorded in Instrument No. 20140528-0045784, Register's Office for Davidson County, Tennessee, David E. Thompson, Laurel T. Cartwright, William C. Thompson and Daniel A. Thompson conveyed subject property to David E. Thompson.

Tract II:

Land in the 6th Civil District Davidson County, Tennessee.

Beginning at an iron pin in boundary line and being northeast corner of Lot 73, Mertie Milwee Subdivision, as of record in Book 2331, page 117, RODC, TN; thence N. 63 deg. 46 min E 155.38 to an iron pin; thence S 20 deg. 21 min. 34 sec. E 70.37 feet to an iron pin; thence S 63 deg. 46 min. W 148.16 feet to an iron pin, being southeast corner of Lot 73; thence N 26 deg. 15 min. W 70.00 feet to the point of beginning, containing .209 acres more or less.

The above tract being part of Reserved Tract "A" of Mertie Milwee Subdivision, Section Two, as of record in Book 3842, page 113, Register's Office for Davidson County, Tennessee. The above tract to be known as 73A.

Being the same property conveyed to William A. Thompson and wife, Dorena D. Thompson, by deed dated August 2, 1967, from Andrew Ewing, Trustee of record in Book 4169, page 690, Register's Office for Davidson County, Tennessee. (See Affidavit of Inheritance of record in Instrument No. 20080808-0081872, Register's Office for Davidson County, Tennesse.)

Tracts I and II are the same property conved to David E. Thompson, a married man by deed from David E. Thompson, Laurel T. Cartwright, William C. Thompson and Daniel A. Thompson, of record in Instrument No. 20141121-0107581, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of the grantor, therefore no marital rights exist.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 138 Dodge Drive, Nashville, TN 37210

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, has 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 our hands this 20th day of November, 2014.

X _____
David E. Thompson

File Number: NAT-141726

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.David E. Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

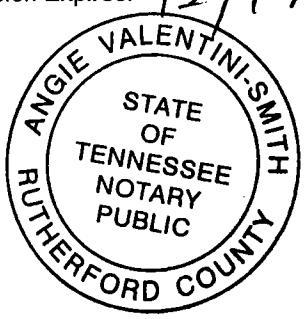
Witness my hand and official seal, this the 20th day of November, 2014.

Angie Valentini-Smith

Notary Public

My Commission Expires: 12/17/16

(SEAL)



File Number: NAT-141726

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017