# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-5-2018

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1455B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| Megan Cheryl Thompson | Pilgrim Mortgage, LLC | 083-13-0-319.00 |
| 1401 Lillian Street | 1270 N. Loop 1604 E., Ste 1101 | |
| Nashville, TN 37206 | San Antonio, TX 78232 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**HEATHER L. VAN HOUTEN, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MEGAN CHERYL THOMPSON, A SINGLE PERSON**

HEREINAFTER CALLED THE GRANTEE(S), 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. 126, Block M, on the Plan of Lindsley Home Place, of record in Plat Book 2, Page 92, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heather L. Van Houten by Warranty deed from Kathleen Eckhart of record in Instrument No. 20101122-0093220 Register's Office for Davidson County, Tennessee, dated November 18, 2010 and recorded on November 22, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Chancery Court for Davidson County, Tennessee.

This is property known as 1401 Lillian Street, Nashville, TN 37206

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 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 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.

**Davidson County DEEDWARR**
**Recvd: 10/07/15 09:25 2 pgs**
**Fees:13.00 Taxes:869.50**
**20151007-0102151**

Witness my hand on the 30th day of September, 2015.

Heather L. Van Houten

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, HEATHER L. VAN HOUTEN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 15-1455B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

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

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.