This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
David F. Deese et ux
106 Mildred Ct.
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmington Mortgage, a division of Capstar Bank
2002 Richard Jones Road, Suite 300-A
Nashville, TN 37215

Map/Parcel
#119-15-107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Evelyn D. Thompson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **David F. Deese and Bonnie J. Deese, husband and wife**, 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. 33** on the **Plan of Southlake Subdivision, Section IV**, as shown by plat and survey of record in Plat Book 3300, page 85, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Evelyn D. Thompson, unmarried, by Warranty Deed dated January 5, 2000, from David Fred Deese, et al, of record in Instrument #2000 0110-0003466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **106 Mildred Ct., Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

BILL GARRETT, Davidson County
Trans:T20150093055 DEEDWARR
Recvd: 11/02/15 11:09 2 pgs
Fees:13.00 Taxes:592.00
20151102-0111119

WITNESS MY HAND, this the **30th** day of **October, 2015.**

Evelyn D. Thompson

Evelyn D. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Evelyn D. Thompson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2015.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

David F. Deese
AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2015.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

File #15-084