WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$127,000.00.** Brooke L. Kelly Affiant Subscribed and sworn to before me, this the 9th day of December, 2015. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150104670 DEEDWARR
Recvd: 12/11/15 09:14 2 pgs
Fees:13.00 Taxes:469.90
20151211-0124663

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brooke L. Kelly	**Bank of America**	092-01-0
1012 33rd Ave. North	PO Box 650070	106.00
Nashville, TN 37209	Dallas, TX 75265-0070	

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 Thompson

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

Brooke L. Kelly aka Brooke Kelly, a single woman

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 parts of Lot Nos. 14 and 15 on the Map of Midway, of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 14 and 15 fronts 47.5 feet on the easterly margin of 33rd Avenue North and extends back between parallel lines 150 feet to an alley.

This instrument is being executed on behalf of Larry Thompson and Linda Thompson, pursuant to a Power of Attorney executed by same on the 1st day of October, 2015, of record in Instrument No. 20151211-0124662, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Thompson, unmarried and Kristal Y. Thompson, unmarried, as tenants in common with right of survivorship by Deed dated November 20, 1995 from Joe Moore, married, of record in Book 9867, Page 177, Register's Office for Davidson County, Tennessee. The said Joe Moore and wife, Delnise D. Moore having quitclaimed to Larry Thompson and Kristal Y. Thompson, unmarried, of record in Instrument No. 20020521-0061897, said Register's Office. The said Kristal Y. Thompson, unmarried having quitclaimed to Larry Thompson and wife, Linda Thompson, of record in Instrument No. 20020521-0061903, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **1012 33rd Ave. North, Nashville, TN 37209**

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 **9th** day of **December, 2015.**

Larry Thompson by Houston Howell, attorney-in-fact

Larry Thompson by Houston Howell, Attorney-in-Fact

Linda Thompson by Houston Howell, attorney-in-fact

Linda Thompson by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of December, 2015 before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Larry Thompson and Linda Thompson** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Larry Thompson and Linda Thompson**, for the purpose therein contained, by signing the names of **Larry Thompson and Linda Thompson,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **December, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY