ADDRESS NEW OWNER:
Lucrative Properties, LLC

1116 Settlers Court

Franklin TN 37064

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160016427 DEEDWARR
Recvd: 02/29/16 13:52 3 pgs
Fees:18.00 Taxes:518.00
20160229-0019008

MAP & PARCEL NOS.:
90-11-16.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kristi K. Thompson** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lucrative Properties, LLC, a Utah Limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Charlotte Park, Section 9, of record in Book 2900, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 606 fronts 79.0 feet on the easterly margin of River Rouge Drive and runs back between lines measuring 145.2 feet on the northerly side and 130.0 feet on the southerly side to a dead line in the rear on which it measures 71.0 feet.

Being the same property conveyed to Horace G. Thompson and wife, Carole H. Thompson, from Cumberland Valley Builders, Inc., of record in Book 3345, Page 391, Register's Office for Davidson County, Tennessee.

The said Horace G. Thompson and wife, Carole H. Thompson conveyed a one-half interest in the subject property to Sally May Hoover by Warranty Deed of record in Book 3345, Page 555, said Register's Office.

The said Sally May Hoover conveyed her one-half interest in the subject property to Horace G. Thompson and wife, Carole H. Thompson, by Warranty Deed of record in Book 4576, Page 86, said Register's Office. Sally May Hoover reserved unto herself a life estate in said Warranty Deed.

The said Sally May Hoover died on May 7, 1972. Sally May Hoover is one and the same person as Sallie Maie Hoover.

The said Horace G. Thompson died on August 19, 2003, leaving Carole H. Thompson as the sole surviving tenant by the entirety. Horace G. Thompson is one and the same person as Horace Greely Thompson.

The said Carole H. Thompson died on August 19, 2015, and pursuant to her Last Will and Testament devised the subject property to Kristi K. Thompson. Kristi K. Thompson is formerly known as Kristi K. Elkins. See Docket No. 15P1484, Probate Court Clerk's Office for Davidson County, Tennessee.

KKT

This is property with a common address of **650 River Rouge Drive, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 2900, Page 77, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3033, Page 638, said Register's Office.

Property conveyed "AS IS."

Grantor warrants that the subject property is not the residence of Grantor and is not subject to any marital rights therein.

Kristi K. Thompson, Executrix of the Estate of Carole H. Thompson, hereby joins in this conveyance to warrant that there are not matters affecting said Estate that would encumber the conveyance made herein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of February, 2016.

x Kristi K. Thompson
Kristi K. Thompson, Individually

x Kristi K. Thompson, Executrix
Kristi K. Thompson, Executrix of the Estate of Carole H. Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kristi K. Thompson, individually and as Executrix of the Estate of Carole H. Thompson,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **26th** day of **February 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1602-033

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $140,000.00.

Affiant

Subscribed and sworn before me this 26th day of February, 2016.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017