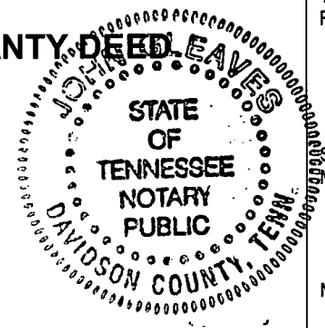
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

J-BOT-16-215

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Foster **Roger Livingston**	**New Owner**	
(NAME) **1025 Nunnery Lane**	(NAME)	**073160A21500CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JERRY THOMPSON AND WIFE, PAM THOMPSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN G. FOSTER AND AND ROGER DART LIVINGSTON, JR., TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry Thompson and spouse Pam Thompson by Warranty Deed from Catherine Corcoran, recorded on the 24th day of November, 2008 in Instrument No. 20081124-0115081, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CUMBERLAND TRACE, as recorded in Plat Book 5200, Page(s) 724, Register's Office for said County, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, Restrictions and By-Laws recorded in Book 6218, Page 528, amended at Instrument No. 20090825-0080066, amended at Instrument No. 20040405-0038158, Rules and Regulations recorded at Instrument No. 20151103-0112087, Affidavit recorded at Instrument No. 20151110-0114516, omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Easement to Comcast of Nashville I, LLC recorded at Instrument No. 20130517-0050098, Register's Office for said County.
- Conservation Greenway Easement recorded at Instrument No. 20011024-0116288, Register's Office for said County.
- Ingress and Egress Easement recorded in Book 1126, Page 461, Register's Office for said County.
- Sanitary Sewer Easement recorded in Book 4373, Page 83, Register's Office for said County.
- Sewer Easement recorded in Book 6113, Page 475, Register's Office for said County.
- Easement for Well recorded in Book 3571, Page 194 and Book 4215, Page 423, Register's Office for said County.
- Deed to USA recorded in Book 2281, Page 177, Register's Office for said County.
- Flowage Easement recorded in Book 2203, Page 189, Register's Office for said County.
- 20 Foot Roadway Easement recorded in Book 1878, Page 164 and Book 2753, Page 60, Register's Office for said County.
- Easement for Spring recorded in Book 635, Page 618 and Book 1422, Page 179, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20160023745 DEEDWARR
Recvd: 03/23/16 14:53 2 pgs
Fees:13.00 Taxes:499.50
20160323-0027640

- Quitclaim Deed for Common Areas to Homeowners Association recorded in Book 6218, Page 525, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **215 Cumberland Trace, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF MARCH, 2016.

Jerry Thompson

Pam Thompson by Jerry Thompson Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JERRY THOMPSON, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of PAM THOMPSON and acknowledged that he/she executed the same as the free act and deed of the said PAM THOMPSON, said Power of Attorney is recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 22nd day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 8/20/19

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212