PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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BILL GARRETT, Davidson County
Trans:T20160081958 DEEDWARR
Recvd: 09/19/16 13:33 2 pgs
Fees:13.00 Taxes:2479.00
20160919-0098318

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58550
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael P. Thompson, Jr. Caroline Hall Thompson 636 Royal Oaks Place Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 13003007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline R. Moses Sprouse, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael P. Thompson, Jr. and Caroline Hall Thompson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 125 feet of the westerly 150 feet of Lot No. 152 on the Plan of Royal Oaks Land Co.'s subdivision of The Baker Tract, as of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 152 fronts 125 feet on the easterly margin of Royal Oaks Place and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Caroline R. Moses by Warranty Deed from Richard F. Cummins, Jr. and wife, Mary H. Cummins, dated May 12, 2010 and recorded on May 13, 2010, of record in Inst. No. 20100513-0036864, Register's Office for Davidson County, Tennessee. Caroline R. Moses is now known as Caroline R. Moses Sprouse.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 102 and 103, said Register's Office.

Lee Sprouse, spouse of Caroline R. Moses Sprouse, joins to convey any marital interest he may have in the subject property.

This is improved property, known as 636 Royal Oaks Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of September, 2016.

Caroline R. Moses Sprouse

Lee Sprouse

State of Tennessee

County of Davidson

On this 13th day of September, 2016, before me the undersigned authority, personally appeared Caroline R. Moses Sprouse and Lee Sprouse, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Sworn and subscribed before me this 13th day of September, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018