Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1149HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2016.

Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE MACON COUNTY

BILL GARRETT, Davidson County
Trans:T20160107307 DEEDWARR
Recvd: 12/06/16 15:39 2 pgs
Fees:13.00 Taxes:444.00
20161206-0128133

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul E. Ingle 3210 Cedar Ridge Drive Nashville, TN 37214	Ark-La-Tex Financial Services, LLC 5160 Tennyson Parkway, Ste 2000 W Plano, TX 75024	108-08-0-215.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kenneth Thompson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul E. Ingle, single man

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. 196B on the plan of Zone Lot Division of Lots 196 & 197, Section 2, Larchwood Subdivision, of record in Plat Book 5800, Page 258 (which amended Plat Book 5200, Pages 207 and 208), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth Thompson, unmarried, by Warranty Deed from Frank Batson, as Trustee of The Gordon Weaver Marital Trust (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated 7/20/99 and recorded in Volume 1695, Page 310634 of the Minutes of said Court), said Warranty Deed being dated 10/9/09 and recorded 10/12/09 in Instrument Number 20091012-0094602, Register's Office for Davidson County, Tennessee.

See also Scrivener's Affidavit recorded 3/31/11 in Instrument Number 20110331-0024751, which was recorded for the purpose of correcting the Parcel ID Number.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3210 Cedar Ridge Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of November, 2016.

Kenneth Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Thompson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of November, 2016.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

