THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 203626 DEEDWARR
03/08/2019 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190308-0021417

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Claude Warren Thompson

CLAUDE WARREN THOMPSON, as Trustee, Affiant

Subscribed and sworn to before me,
this 7th day of March, 2019.

Notary Public
My Commission Expires: 5-3-2021

LISA D HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Claude Warren Thompson, Trustee of the Claude Warren Thompson Revocable Trust u/a dated March 7, 2019 192 Moultrie Park Nashville, TN 37215	Claude Warren Thompson, Trustee of the Claude Warren Thompson Revocable Trust u/a dated March 7, 2019 192 Moultrie Park Nashville, TN 37215	116-8-H-192CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **CLAUDE WARREN THOMPSON,** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **CLAUDE WARREN THOMPSON, as Trustee of the CLAUDE WARREN THOMPSON REVOCABLE TRUST under agreement dated March 7, 2019**, its successors and assigns (the "Grantee"), my entire fee simple interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

A certain building site being Lot No. 192 as shown on the Plat of Sugartree, Phase 3, (Revised) of which is of record in Book 5050, page 67-71, as amended in Book 5162, page 632; Book 5169, page 426; Book 5186, page 958; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93, Register's Office for said county, to which plan specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions effecting Sugartree, Phase III, for a more complete description.

Being the same property conveyed to Claude Warren Thompson by Warranty Deed dated September 18, 2013 from Eugenia Allen K. Rose, as Trustee of the Eugenia Allen K. Rose Living Trust, and recorded as Instrument Number 20130919-0098964 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 192 Moultrie Park, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 7th day of March, 2019.

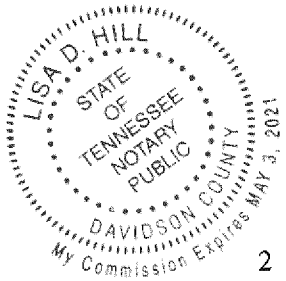
Claude Warren Thompson

CLAUDE WARREN THOMPSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal on this 7th day of March, 2019.



Lisa D Hill

Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

