STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,684.00

Richard Bradley Staats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2000.

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: 3-30-03

(AFFIX SEAL)

Instr:200006010054801 Page: 1 OF 2
REC'D FOR REC 06/01/2000 4:18:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $287.43

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Bradley Staats	National City Mortgage	76-5-104
(NAME)	(NAME)	
616 Hidden Hill Drive	3232 Newmark Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Miamisburg, OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

TAMARA K. THOMPSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD BRADLEY STAATS ,

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. 106, Hidden Hill, as shown by plan of record in Plat Book 4860, page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tamara K. Thompson, an unmarried person, by deed from Margaret E. Bell, unmarried, of record in Book 10229, Page 526, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This conveyance is further subject to a lien of a deed of trust of record in Book 11038 Page 632 Register's Office for Davidson County, Tennessee, in the original sum of $79,192.00 which the Grantee (s) hereby assume and agree to pay by accepting delivery hereof. The Grantor (s) hereby transfer to the Grantee (s) all right, title and interest in and to that certain escrow account held on deposit by National City Mortgage Co. for the benefit of the aforedescribed deed of trust of record.

unimproved ☐

This is improved ☒ property, known as 616 Hidden Hills Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do 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 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 23rd day of May, 2000.

Tamara K. Thompson
Tamara K. Thompson

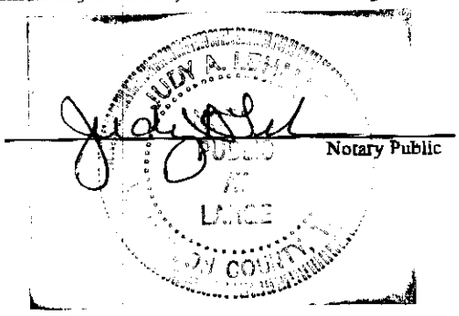
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Tamara K. Thompson, the bargainor(s), 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 Nashville , Tennessee this 23rd day of May, 2000

Commission expires: 3-30-03



Notary Public