Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,950.00**

Wanda J. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2003.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/30/03 14:14 2pgs
Fees:13.00 Taxes:480.82
20030430-0057878

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul L Thompson	Same	**Map 176-5 -A Parcel 3**
(NAME)	(NAME)	
6516 Wildgrove Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Robert J. Sparrow and wife, Julie Diane Sparrow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL L. THOMPSON AND WANDA J. THOMPSON, TRUSTEES OF THE PAUL L. & WANDA J. THOMPSON TRUST DATED JULY 30, 1992**, 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. 20 on the plan of Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, Pages 885-887, in the Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert J. Sparrow and wife, Julie Diane Sparrow by deed of record in Book 10572, Page 39, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **6516 Wildgrove Drive, Antioch, TN 37013**
(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 and 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 **25th day of April, 2003**.

Robert J. Sparrow

Julie Diane Sparrow

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robert J. Sparrow and Julie Diane Sparrow 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 Antioch, Tennessee, this **25th** day of **April, 2003**.

Commission expires:
1-29-05
ST

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public