Davidson County DEEDWARR
Recvd: 05/27/05 10:17 2 pg
Fees:13.00 Taxes:325.60

20050527-0059978

File No. 250500397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-22-05

(AFFIX SEAL)

FRANCES LEYHEW NOTARY PUBLIC AT LARGE MY COMM. EXP. AUG. 22, 2005 RUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce R. Thompson	Bruce R. Thompson	133-07-0-288.00
(NAME)	(NAME)	
4100 Ashley Park Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Bobbie Mae Dalton, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce R. Thompson and wife, Lynne F. Thompson,** 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 all of Lot No. 115, on the Plan of Section Three, Valley View Meadows, as shown by plat appearing of record in Plat Book 3700, Page 93, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Henry Gordon Dalton and wife Bobbie Mae Dalton by Warranty Deed dated August 15, 1972 of record in Book 4642, Page 523, Register's Office for Davidson County, Tennessee. The said Henry Gordon Dalton died on June 29, 2003 leaving Bobbie Mae Dalton, as the sole surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 3673, Page 439, Book 3770, Page 214, Book 4065, Page 227, and Page 4082, Page 106; All matters shown on the plan of record in Plat Book 3700, Page 93; All in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 248 Nunley Dr., Nashville, TN 37211
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 26th day of May, 2005.

Bobbie Mae Dalton

By: _____
Lloyd B. Dalton, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 26th day of May, 2005, before me personally appeared Lloyd B. Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Bobbie Mae Dalton (being one and the same as Bobbie M. Dalton), and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book ~~D4~~ _____, Page _____, Register's Office of Davidson County, Tennessee. ~~20~~ 20050524 0055997

Witness my hand at office this 26th day of May, 2005.

My Commission expires: 8-22-05

_____
Notary Public

FRANCES LEYHEW
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
AUG. 22, 2005
RUTHERFORD CO. TN

THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT BENEFIT OF A TITLE EXAMINATION.

File Number: 250500397

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129