WARRANTY DEED

After Recording,
Please Return to

Lender's Title & Escrow LLC
996 Wilkinson Trace Ste B2
Bowling Green, KY 42103
(270)793-0777 Fax (270)793-

STATE OF KENTUCKY
COUNTY OF WARREN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES: February 9, 2008

(AFFIX SEAL)

CRAIG HARWELL NOTARY PUBLIC MY COMM. EXP. FEB 9 2008 WARREN COUNTY, KENTUCKY

Davidson County DEEDWARR
Recvd: 04/18/06 09:58 2 pgs
Fees:13.00 Taxes:358.90

20060418-0043915

THIS INSTRUMENT WAS PREPARED BY

Jerry Holmes, Atty, of Lenders Title & Escrow, LLC
180 Belvedere Dr N # 9Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael W. Thompson Jr.	Michael W. Thompson Jr.	033-00
(NAME)	(NAME)	
505 Agee Road	505 Agee Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, **William A. Hall**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael W. Thompson Jr. and wife, Cara Elizabeth Thompson, as joint tenants with right of survivorship, and Stacey McCoy**, 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. 2 on the plan of Resubdivision of Reserve Parcel of the Plan of W.C. Monurief, Jr. Property of record in Plat Book 5210, Page 364, Register's Office for said County, to which reference is made for a more complete description.

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

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☒

This is improved ☐ property, known as 505 Agee Road, Goodlettsville, TN 37072

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of March, 2006.

William A. Hall

STATE OF KENTUCKY

COUNTY OF WARREN

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, William A. Hall, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Bowling Green, Kentucky this 24th day of March, 2006.

Commission expires: February 9, 2008

Craig Harwell Notary Public

