Box 13 # [redacted] 11737

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2509

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian M. Pirtle	CTX Mortgage Company	63-12-29
(NAME)	(NAME)	
4509 South Trace Blvd.	801 94th Avenue North, Ste. 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	St. Petersburg, FL 33702	
(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, Travis R. Thompson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julian M. Pirtle,married, 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 Number 28, on the plan of Southfork, Section Two, of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Travis R. Thompson, by deed of record in Instrument No. 20051116-0138509, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Travis Thompson by Victor Hazelwood as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060621-0074221, in the 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 4509 South Trace Blvd., Old Hickory, TN 37138

(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.

Davidson County DEEDWARR
Recvd: 06/21/06 14:00 2 pgs
Fees:13.00 Taxes:553.15

20060621-0074222

Witness my hand this 14th day of June, 2006.

Travis R. Thompson by Victor Hazelwood his Attorney in fact

STATE OF TN

COUNTY OF DAVIDSON

On this the 14 day of June, 2006, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Travis R. Thompson and who acknowledged that Victor Hazelwood executed the same as the free act and deed of the said Travis R. Thompson, through Power of Attorney granted Victor Hazelwood by the said Travis R. Thompson

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07-25-09 State Of TENNESSEE Davidson County