WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/07 09:49 2 pgs
Fees:13.00 Taxes:370.00

20070316-0032098

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Thompson	SAME	Map 128-10
(NAME)	(NAME)	
1045 West Sears Road		Parcel 217
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **BARRY MATTHEWS AND WIFE, LAURIE MATTHEWS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. THOMPSON AND WIFE, SHERYL 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 Lot No. 3-A, Zone Lot Division, Section Two, Clunan Heights Subdivision of record in Plat Book 6250, page 27, as amended in Plat Book 6250, page 362, Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barry Matthews and wife, Laurie Mathews by deed dated August 31, 2005 from Susan Ann Linklater, unmarried, of record in Instrument #20050907-0107694, said Register's Office. Laurie Mathews is the same person as Laurie Matthews.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 27 as amended in Book 6250, page 362, said Register's Office; (c) easements of record in Book 5222, page 745, Book 6377, page 482, Book 6512, page 347, Book 6514, page 58, Book 6616, page 5 and Book 6616, page 6, said Register's Office; and (d) restrictive covenants of record in Book 6250, page 27, Book 6250, page 362, Book 6537, page 70, Book 6541, page 984 and Book 6616, page 5, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7812 Sawyer Brown Road, Nashville, Tennessee 37221
(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 our hands this 15th day of March, 2007.

Barry Matthews

Laurie Matthews

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 Barry Matthews and Laurie Matthews, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public