WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

BOX 13 # 13009 **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamar Clenaghan	NEW OWNER	07404004100
(NAME)	(NAME)	
913 Haven Crest		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37075		
(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 B. Thompson and wife, Rindi Thompson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamar Clenaghan, unmarried, 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. 14 on the plat of the re-subdivision of Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, said Lot 14 fronts 42.89 feet on the southerly margin of Haven crest and extends back 104.46 feet on the easterly line and 149.96 feet on the westerly line to a line on the rear which is a broken line.

Being the same property conveyed to Travis Thompson, MARRIED, by deed of record in Instrument No. 20060602-0065378, Register's Office for Davidson County, Tennessee.

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

Rindi R. Thompson joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 913 Haven Crest, Hermitage, TN 37076

(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: 04/25/07 14:05 2 pgs
Fees:13.00 Taxes:547.60
20070425-0049446

Witness my hand this 16th day of March, 2007.

Travis B. Thompson

Rindi R. Thompson

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 Travis B. Thompson and Rindi R. Thompson 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2007.

Commission expires:
7/25/09

Notary Public

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