WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~March 15, 2008.~~ 12.30.08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Bishop	James M. Bishop	086-07-0/47.00
(NAME)	(NAME)	
109 Point Landing Ct.	1100 Jackson Valley Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Anthony Desoto, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Bishop and Emily M. Bishop, husband and wife**, 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:

Being Lot Number 31 on the Plan of Jackson's Retreat, Phase I, Section II, as shown of record in Plat Book 5200, Page 334 and 335, as amended in Book 5972, Page 96, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony Desoto, a married man, by deed from Patricia Ann Flory and Paula K. Flory, dated September 22nd 2006, and filed for record in Instrument Number 20061002-0121973, Register's Office for Davidson County, Tennessee.

Subject to any and all matters shown on plat of record in Plat Book 5200, Page 334 and 335, and amended in Plat Book 5972, Page 96, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 5741, Page 360, Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in Book 5745, Page 294, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

This is investment property and has never been the marital homestead of Anthony Desoto.

The 2007 taxes have been prorated and assumed by the Grantees.

Davidson County DEEDWARR
Recvd: 08/01/07 11:38 2 pgs
Fees:13.00 Taxes:445.18
20070801-0091312

unimproved ☐

This is improved ☒ property, known as 1100 Jackson Valley Road, 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.

Witness my hand this 26th day of July, 2007.

Anthony DeSoto

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 Anthony Desoto the bargainor (s), with whom I am personally acquainted or proved to me on the basi of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2007.

Commission expires: ~~March 15, 2008~~ June 19, 2011

~~Judith C. Jacobs~~ Notary Public
Jeanean H. Hagen

JEANEAN H. HAGEN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY