FOR RECORDING PURPOSE

Davidson County DEEDWARR
Recvd: 09/21/07 14:28 4 pgs
Fees:23.00 Taxes:269.73

20070921-0113148

STATE OF KANSAS
COUNTY OF JOHNSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $72,900.00

Jeffrey B Thompson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: September 17, 2007

Virginia M. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/9/07

VIRGINIA M. JOHNSON
Notary Public - State of Kansas
My Appt. Exp. 12/9/07

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 950, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: RICHARD E. GREEN 502 THOMAS JEFFERSON CIRCLE MADISON, TN 37115	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBER: 34-5A/30

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JEFFREY B. THOMPSON, UNMARRIED

HEREINAFTER CALLED THE **GRANTOR,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

RICHARD E. GREEN

HEREINAFTER CALLED THE **GRANTEE,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

THIS IS IMPROVED IMPROVED PROPERTY KNOWN AS: 502 Thomas Jefferson Circle, Madison, Tennessee 37115

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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 this date: September 17, 2007

Jeffrey B Thompson
Jeffrey B. Thompson

STATE OF KANSAS

COUNTY OF JOHNSON

Personally appeared before me, VIRGINIA M. JOHNSON (name of notary public), **JEFFREY B. THOMPSON** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th, day of September, 2007.

Notary Public

My Commission Expires: 12/9/07

VIRGINIA M. JOHNSON
Notary Public - State of Kansas
My Appt. Exp. 12/9/07

EXHIBIT "A"
LEGAL DESCRIPTION

Being Unit No. 30 on the Plan of Monticello Manor Townhomes, as of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to **JEFFREY B. THOMPSON** by Deed of record as Instrument No. 20001101-0108446 in the Register's Office for Davidson County, Tennessee.

NOTE: This document is being executed as a replacement for the original which has been lost, a copy being attached hereto as EXHIBIT "B".

PERMITTED EXCEPTIONS

1. Real estate taxes for the year ~~2006~~ 2005 GBT and subsequent years.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 6643, page 958, said Register's Office.
3. By-Laws of Monticello Manor Homeowner's Association record in Book 6643, page 950, amended in Book 11259, page 994, said Register's Office.
4. Quitclaim Deed to Monticello Manor Homeowner's Association, Inc. of record in Book 6716, page 749, re-recorded in Book 6717, page 362, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3370, page 148, Book 3370, page 156 and Book 4530, page 215 and, said Register's Office.
6. All matters shown on plat of record in Plat Book 6250, page 551, said Register's Office.

(1)

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/6/07
(AFFIX SEAL)

PATRICIA D. HARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Green	Richard E. Green	34-5A/30
(NAME)	(NAME)	
502 Thomas Jefferson Circle	502 Thomas Jefferson Circle	
(ADDRESS)	(ADDRESS)	
, TN	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Jeffrey B. Thompson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard E. Green,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 30 on the Plan of Monticello Manor Townhomes, as of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2005 taxes and all subsequent years are a lien not yet due and payable.

2003 Davidson County taxes have been paid in the amount of $658.56. (34-5A/30)

Any and all matters as shown on the plan of record in Plat Book 6250, page 950, Register's Office for Davidson County, Tennessee.

Restrictive Covenants as of record in Book 6643, page 950, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 502 Thomas Jefferson Circle, Madison, TN 37115
(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.

JBT
RE

EXHIBIT "B"
PAGE 1 OF 2

Witness my hand this 26 day of Oct, 2004.

Jeffrey B. Thompson

STATE OF TN
COUNTY OF Dawdson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey B. Thompson, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 26th day of October, 2004.

Commission expires: 2/6/07

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

EXHIBIT "B"
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