File No. 271100899

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 11:20 2 pgs
Fees:13.00 Taxes:513.25
20071226-0147084

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,715.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

GRANT B. STOCKTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Hughes | Same | Map 24<br>Parcel 40.00 |
| (NAME)<br>1651 Campbell Road | (NAME) | |
| (ADDRESS)<br>Goodlettsville, TN 37072 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

**Michael W. Thompson and wife, Mary S. Thompson,**

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

**Michael Hughes,**

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

LAND situate in the County of Davidson and State of Tennessee being described as follows:

BEGINNING at a large beach tree on the west of the county road, being the corner of J.W. Campbell's Tract, running North 28-1/2 degrees east 10 poles to a point in the middle of said road; thence, North 70 degrees East 8.66 poles; thence North 49-1/2 degrees West 6 poles; thence South 39 deg. West 8 poles; thence South 77-1/2 deg. West 8 poles; thence South 43-1/2 West 17.92 poles to a point in said county road; thence North 74-1/2 deg. West 24.24 poles to the point of beginning.

BEING the same property conveyed to Michael W. Thompson and Mary S. Thompson, husband and wife, by Special Warranty Deed dated October 26, 2006, from Deutsche Bank National Trust Company, as Trustee by Litton Loan Servicing, L.P., as Attorney-in-Fact, of record at Instrument No. 20061117-0142702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1651 Campbell Road, Goodlettsville, TN 37072
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 14th day of December, 2007.

Michael W. Thompson

Mary S. 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 Michael W. Thompson and Mary S. Thompson* and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. *Husband

Witness my hand at office this. the 14th day of December, 2007.

Commission expires: August 23, 2011

Daniel L. Wischhof Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**File Number: 271100899**

**RETURN TO:**
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072