Box 27

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

RUTHERFORD CO., TN NOTARY PUBLIC JUDITH C. JACOBS STATE OF TENNESSEE

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
Angela G. Thompson	First State Bank	108-08-0/56.00
(NAME)	(NAME)	
4605 General Lowrey Drive	2796 N. Highland, Suite C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Jackson, TN 38305	
(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, **Norman C. Sinback, Jr., a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela G. Thompson and husband John S. 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. 213 on the plan of Larchwood Subdivision section 2 as of record in Book 5200, page 57, 59 and 59 said Register's Office to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Norman C. Sinback, Jr., from Home Savings of America by Deed dated April 16th, 1993 and filed for record in Boom 8923, page 430 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 5200, page 57-59 Register's Office of Davidson County, Tennessee.

Subject to easements of record in Book 5479, page 443, and Book 5681, page 532, and Book 6011, page 130 Register's office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office of 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.

The 2008 County Taxes have been prorated and assumed by the Grantor.

unimproved ☐

This is improved ☒ property, known as 3413 Elm Hill Pike, Nashville, TN 37214

(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 10th day of January, 2008.

Davidson County DEEDWARR
Recvd: 01/14/08 14:10 2 pgs
Fees:13.00 Taxes:421.80
20080114-0004183

Norman C. Sinback, Jr.

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 Norman C. Sinback, Jr. the bargainor (s), with whom I am personally acquainted or proved to me on the basis 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 10th day of January, 2008.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

