Davidson County DEEDWARR
Recvd: 05/12/08 14:59 2 pg
Fees:13.00 Taxes:584.23

20080512-0048933

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $157,900.00. Hillary Torrence Affiant Subscribed and sworn to before me on this 8th day of May 2008. Cheryl M. Rodgers Notary Public MY COMMISSION EXPIRES: 1-24-12

CHERYL M. RODGERS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy E. Villmer	New Owner	
(NAME)	(NAME)	
7441 Maggie Drive		Map and Parcel 182-06-0A-139.00
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffery Neil Thompson and Andrea Katherine Thompson, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Amy E. Villmer, unmarried hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the plan of Old Hickory Hills, Phase 2, Section 1, of record in Instrument No. 20030623-0086188, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffery Neil Thompson and Andrea Katherine Thompson, husband and wife by Quitclaim Deed from Jeffery Neil Thompson. unmarried and Andrea Katherine Cage, unmarried of record in Instrument No. 20080512-0048932, in the Register's Office for Davidson County, Tennessee dated April 25, 2008 and recorded 5/12/08.

And further being the same property conveyed to Jeffery Neil Thompson, unmarried and Andrea Katherine Cage, unmarried from Lavern K. Fross and wife, Iva L. Fross by Warranty Deed, dated March 2, 2006, of record in Instrument No. 20060324-0033936, Register's Office for Davidson County, Tennessee. Andrea Katherine Cage n.k.a. Andrea Katherine Thompson.

This is improved property known as 7441 Maggie Drive, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

AMT MJ

WITNESS my hand this 8th day of May, 2008.

Jeffery Neil Thompson

Andrea Katherine Thompson

STATE OF TENNESSEE
COUNTY OF Williamson

I, Cheryl M. Rodgers, a Notary Public of the County and State aforementioned, do hereby certify that Jeffery Neil Thompson and Andrea Katherine Thompson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of May, 2008.

Cheryl M. Rodgers
Notary Public

My Commission Expires: 1-24-12

CHERYL M. RODGERS
STATE
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212