WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/08 13:46 2 pgs
Fees:13.00 Taxes:573.50

20080908-0091832

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2008

Notary Public - California
Sacramento County
My Comm. Expires Nov 9, 2008

Notary Public

MY COMMISSION EXPIRES: 11/9/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Thompson (NAME)	Regions Bank d/b/a Regions (NAME)	Map & Parcel
1005 Oak Ridge Court (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	14906016600
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Sean T. Boyd and wife, Andrea Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Sean T. Boyd and wife, Andrea Boyd by Quitclaim Deed from Tomboy Properties, LLC of record in Instrument No. 20080624-0064759, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; RESTRICTIVE COVENANTS AND BY-LAWS OF RECORD IN BOOK 7981, PAGE 478, BOOK 8038, PAGE 838, BOOK 8313, PAGE 17, BOOK 9781, PAGE 987, BOOK 10650, PAGE 785, BOOK 9237, PAGE 1, BOOK 8323, PAGE 410, BOOK 8191, PAGE 323, BOOK 8191, PAGE 324 AND BOOK 7981, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DEED TO OAKWOOD HOWMEOWNER'S ASSOCIATION OF RECORD IN BOOK 10658, PAGE 591, SAID REGISTER'S OFFICE; CHARTER OF OAKWOOD HOMEOWNER'S ASSOCIATION IN BOOK 7954, PAGE 508, BOOK 7981, PAGE 474 AND BOOK 8013, PAGE 624, SAID REGISTER'S OFFICE; SUBJECT TO THE PLAN OF OAKWOOD SUBDIVISION, PHASE SIX, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON OCUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON; SUBJECT TO SANITARY SEWER EASEMENT OF RECORD IN BOOK 6269, PAGE 197 AND BOOK 6298, PAGE 582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1005 Oak Ridge Court, Antioch, TN 37013
(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 our hand s this 28th day of August, 2008

Sean T. Boyd

Andrea Boyd

LYNDA K. MARUCHEAU
Commission # 1519328
Notary Public - California
Sacramento County
My Comm. Expires Nov 9, 2008

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ Placer

Personally appeared before me, the undersigned
said County and State, the within named Sean T. Boyd and wife, Andrea Boyd

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~OFFICE~~
Roseville, California ~~TENN.~~, this 28th day of August, 2008.

Commission expires 11/9/08

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public