File No. 281100158

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Robert Padgett Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2008.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/29/08 10:27 2 pgs
Fees:13.00 Taxes:592.00
20081229-0122742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Scott Keel	Wilson Bank & Trust	
(NAME) 1864 Brookmeadow Lane	(NAME) P.O. Box 768	MAP/PARCEL 064-16-0D-090.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon, TN 37088	
(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, Mason Howard, a single man and Shane Thompson, a married man and Wife Kristy Thompson** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Chad Scott Keel, a single man and Robert Gene Padgett Jr., a single man, as tenants in common with right of survivorship** 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:

Land in Davidson County, Tennessee, being Lot No. 257, Section Two, Truxton Park, as shown on plat of record in Instrument 20010515-0049898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mason W. Howard, single and Shane M. Thompson, married by Warranty Deed from Leslie Falls, unmarried of record in Instrument 20060601-0064361 on May 26, 2006 and filed for record on June 1, 2006, Register's Office for Davidson County, Tennessee.

The said Kristy Thompson joins in this conveyance to waive any and all rights she may have in said property.

Subject to Restrictions and Bylaws of record in Instrument 20001030-0107559, Instrument 200011010108604, Instrument 20010522005291O, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument 20001101-0108603, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Easement of record in Instrument 20000824-0083612, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Instrument 20001208-0121300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions 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 1864 Brookmeadow Lane, Hermitage, TN 37076
(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 22nd day of December, 2008.

Mason Howard

Kristy Thompson

Shane Thompson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mason Howard, a single man and Shane Thompson, a married man and Wife, Kristy Thompson, 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 Mt Juliet, Tennessee, this 12/22/2008

My Commission Expires:

9/17/2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand at office this 22nd day of December, 2008.

Commission expires:

Notary Public

File Number: 281100158

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122