File No. 100086

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018310 DEEDWARR
Recvd: 03/29/10 14:57 2 pgs
Fees:13.00 Taxes:1265.40
20100329-0023423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Julie A. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2010.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

Rebecca Campbell Notary Public State Of Tennessee Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felicia Thompkins	SunTrust Mortgage, Inc.	040 09 0A 004.00
(NAME)	(NAME)	
2617 Houston Lane	401 Commerce Street, Ste 6100	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jack Nixon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felicia Thompkins and Raymond Thompkins, wife and husband, 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:

Being Lot No. 4 on the Plan of Whites Creek Manor, of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Jack Nixon by deed from Margie H. Binkley and husband, Richard C. Binkley, dated December 13, 2006 and recorded on December 14, 2006 in Instrument No. 20061213-0154415, Register's Office, Davidson County, Tennessee.

Kevin Nixon executed this instrument on behalf of Jack Nixon pursuant to a Power of Attorney of record in Book _____, page _____, Register's Office, Davidson County, Tennessee.

20100329000234 21

Declaration of Covenants, Conditions and Restrictions of Whites Creek Manor Homeowner's Association, Inc. of record in Instrument No. 20060207-0015018, as amended in Instrument No. 20060726-0089887, said Register's Office.

By-Laws of Whites Creek Manor Homeowner's Association, Inc. of record in Instrument No. 20060207-0015017, said Register's Office.

Charter of Whites Creek Manor Homeowner's Association, Inc of record in Instrument No. 20060207-0015016, said Register's Office.

Subject to Storm Water Detention Agreement of record in Instrument No. 20051219-0151571 and Instrument No. 20070112-0005260, said Register's Office.

Subject to Order to Relocate a Cemetery and Graves of record in Instrument No. 20060804-0095656, said Register's Office.

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unimproved ☐

This is improved ☒ property, known as 2617 Houston Lane, Whites Creek, TN 37189

(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 23rd day of March, 2010.

Jack Nixon
By: Kevin Nixon, Attorney-in-Fact

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 Kevin Nixon with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Jack Nixon as his Attorney in Fact as the free act and deed of the within named Jack Nixon.

Witness my hand and official seal this 23rd day of March, 2010.

Commission expires:
2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County