# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/12 12:44 2 pgs
Fees:13.00 Taxes:296.00
**20120323-0024965**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of March, 2012

Notary Public

My Commission expires: 1-10-14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Andy X. Ho | New Owner | 162-2-40 |
| 5044 Luker Lane | | |
| Antioch, TN 37013 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Russell Leigh Thompson and Trudy Leigh Thompson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy X. Ho**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**LAND in Davidson County, Tennessee, being Lot No. 62 on the Plan of Colewood Acres, Section 1, as of record in Book 3700, page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Russell Leigh Thompson and Trudy Leigh Thompson by Warranty Deed dated 11/30/98 from Linda Marie Crussell Waters and husband, Gene Pilkinton of record in Book 11139, page 758, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 16202004000, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, page 59, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4003, page 11; Book 4158, page 42; and Book 4178, page 738, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5044 Luker Lane, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 12, 2012.

Russell L. Thompson
**Russell Leigh Thompson**

Trudy L. Thompson
**Trudy Leigh Thompson**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Russell Leigh Thompson and Trudy Leigh Thompson, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 12, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY