WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120038030 DEEDWARR
Recvd: 05/23/12 13:52 2 pgs
Fees:13.00 Taxes:736.30
20120523-0044812

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Richard Watt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2012.

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~ April 13, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Tompkins and Rachel Tompkins	New Owner	172-08-0B-17.00 CO
(NAME)	(NAME)	
309 Masterpiece Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, Jeffrey Dustin Wilhoit and wife, Anna Wilhoit, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Tompkins and Rachel Tompkins, husband and wife, 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. 17, on the Revised Plat of Bridle Downs, Phase One, as of record in Book 6900, pages 701-703, and Surveyor's Certification of Correction in Book 8169, page 240, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anna C. Aldridge, a single person, by deed of record in Instrument Number 20070315-0097415 Register's Office for Davidson County, Tennessee. The said Anna C. Aldridge is now married to Jeffrey Dustin Wilhoit and is now known as Anna Wilhoit. Anna Wilhoit hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Bridle Downs of record in Book 6900, Page 701, 702, & 703, and Book 8169, page 240, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 6900, page 545, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7448, Page 772, Book 8814, Page 631, Book 9818, Page 68, Book 9879, Page 497, Register's Office for Davidson County, Tennessee. Easements of record in Book 7266, Page 813, Book 7797, Page 477, Book 7797, Page 485, Register's Office for Davidson County, Tennessee. Charter of Bridle Downs HOA of record in Book 8814, page 604, Register's Office for Davidson County, Tennessee. Deed to Bridle Downs HOA of record in Book 8838, page 983, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 309 Masterpiece Court, Nashville, TN 37211

(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 hands this 21st day of May, 2012.

Jeffrey Dustin Wilhoit

Anna Wilhoit

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Dustin Wilhoit and Anna Claire Wilhoit, 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 Franklin, Tennessee this 21st day of May, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public