Record and return to:
Hallmark Title Company
3027 Hwy 31 W
White House, TN 37188
615-672-4343

BILL GARRETT, Davidson County
Trans:T20120062448 DEEDWARR
Recvd: 08/21/12 13:12 2 pgs
Fees:13.00 Taxes:310.80
20120821-0075073

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is 84,000.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2012.

Notary Public

My commission expires: 04/23/2013

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BENJAMIN M DUBOSE **CLARA DUBOSE**	**REGIONS BANK**	**04314009600**
336 LANIER DRIVE	**P.O. BOX 200401**	
MADISON, TN 37115	**FLORENCE, SC 29502-0401**	

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 ACKNOWLEDGE, WE,

PHILLIP H THOMPSON and WIFE, CASEY D THOMPSON

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

BENJAMIN M DUBOSE AND CLARA DUBOSE, 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:

Land in Davidson County, Tennessee, being Lot No. 32, Block "E" on the Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP H THOMPSON AND WIFE, CASEY THOMPSON BY WARRANTY DEED FROM BILLY R JOHNSON AND WIFE, NEIL JOHNSON DATED 02/14/97 AND RECORDED ON 02/25/97 IN BOOK 10358, PAGE 98, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 1130, Page 85, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (____) property known as 336 LANIER DRIVE, MADISON, TN 37115.

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 in 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/our hand(s) this 17th day of August, 2012.

PHILLIP H THOMPSON

CASEY D THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PHILLIP H THOMPSON and CASEY D THOMPSON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2012.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER