BILL GARRETT, Davidson County
Trans:T20130045722 DEEDWARR
Recvd: 06/03/13 09:35 2 pgs
Fees:13.00 Taxes:307.10

20130603-0055423

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me this 29TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean A. Kraft, a single man	First Community Mortgage, Inc.	04000018400
	(NAME)	
4047 Knght Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William H. Thompson, Jr., married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dean A. Kraft, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 8 ON THE PLAN OF JUDY CREEK SUBDIVISION, WHICH PLAT IS OF RECORD IN PLAT BOOK 7900, PAGE 676, AS AMENDED IN PLAT BOOK 7903, PAGE 590, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PART OF THE SAME PROPERTY CONVEYED TO W.H. THOMPSON BY DEED FROM MRS. MARY E. MCCORD AND MRS. NELLIE E. RAYMOND, OF RECORD IN BOOK 1238, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY DEED FROM E.T. HUNTER AND WIFE, EDNA HUNTER, OF RECORD IN BOOK 1140, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID W. H. THOMPSON HAVING DIED IN 1966 AND PURSUANT TO HIS LAST WILL AND TESTAMENT OF RECORD IN WILL BOOK 87, PAGE 201, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, PROPERTY VESTED SOLELY IN ODIE H. THOMPSON, TRUSTEE, WITH FULL POWER TO SELL, TRANSFER, CONVEY, ASSIGN OR EXCHANGE, WITHOUT JOINDER OF BENEFICIARY. ODIE H. THOMPSON DIED ON 2-17-89, AND BY THE TERMS OF W.H. THOMPSON'S LAST WILL AND TESTAMENT, UPON HER DEATH, THE PROPERTY VESTED SOLELY IN HER TWO SONS, WILLIAM H. THOMPSON, JR., AND REECE H. THOMPSON. REECE H. THOMPSON DIED ON JANUARY 11, 1979, AND BY THE TERMS OF W. H. THOMPSON'S LAST WILL AND TESTAMENT, HIS UNDIVIDED ONE-HALF INTEREST IN AND TO SAID PROPERTY VESTED SOLELY IN HIS ONLY TWO CHILDREN, GARY B. THOMPSON (ONE-FOURTH UNDIVIDED INTEREST) AND LINDA THOMPSON JARRETT (ONE-FOURTH UNDIVIDED INTEREST). GARY B. THOMPSON SUBSEQUENTLY CONVEYED ALL OF HIS RIGHT, TITLE AND INTEREST IN AND TO SAID LOT TO WILLIAM H. THOMPSON, JR., BY QUITCLAIM DEED OF RECORD IN BOOK 9341, PAGE 605, SAID REGISTER'S OFFICE. LINDA THOMPSON JARRETT SUBSEQUENTLY CONVEYED ALL OF HER RIGHT, TITLE AND INTEREST IN AND TO SAID LOT TO WILLIAM H. THOMPSON, JR., BY QUITCLAIM DEED OF RECORD IN BOOK 9341, PAGE 603, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4047 Knight Drive, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 29th day of May, 2013.

William H. Thompson, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Thompson, Jr., married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072