BILL GARRETT, Davidson County
Trans:T20130068877 DEEDWARR
Recvd: 08/12/13 09:30 2 pgs
Fees:13.00 Taxes:665.63
20130812-0084144

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 179,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TAMMY THOMPSON **TODD THOMPSON**	**GATEWAY MORTGAGE GROUP, LLC**	**164100A11000CO**
4041 PINEORCHARD PLACE	**6910 EAST 14TH STREET**	
ANTIOCH, TN 37013	**TULSA, OK 74112**	

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,

BIANCA BEST, UNMARRIED

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

TAMMY THOMPSON AND TODD THOMPSON, 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:

Land in Davidson County, Tennessee, being all of Lot No. 288 on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 2000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete detains of said lot.

Being the same property conveyed to Bianca Best, unmarried by Quitclaim Deed from Paul Curnow and Janet Curnow, husband and wife, dated 12/12/2012 recorded on 12/14/2012 in Instrument No. 20121214-0115099 said Register's Office for said County.

Also being the same property conveyed to Bianca Best, unmarried and Paul Curnow and Janet Curnow, husband and wife, as tenants in common with right of survivorship, by Warranty Deed from Michael Yeaste, unmarried, dated 06/30/2010 recorded on 07/20/2010 in Instrument No. 20100720-0056485 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4041 PINEORCHARD PLACE, ANTIOCH, TN 37013.

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 2nd day of August, 2013.

Bianca Best
BIANCA BEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BIANCA BEST, 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 2nd day of August, 2013.

Jessica M Warren
Notary Public

My Commission Expires: 2/17/2014

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY