BILL GARRETT, Davidson County
Trans:T20140014409 DEEDWARR
Recvd: 03/03/14 10:55 2 pgs
Fees:13.00 Taxes:351.50
20140303-0017702

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Thomson	New owner	07501001900
(NAME)	(NAME)	
828 Heritage Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Christopher L. Thompson, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL THOMSON, married, HEREINAFTER CALLED THE GRANTEE, HIS 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. 96 on the Plan of Section 12, Hermitage Hills, as shown on plat of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 80.0 feet on the southwesterly margin of Heritage Trail and extends back between parallel lines 135.0 feet to a dead line.

Being the same property conveyed to Christopher L. Thompson by Warranty Deed from Sean T. Boyd and wife, Andrea Boyd which deed is dated September 15, 2008 and recorded as Instrument No. 20080930-0099073 in the Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS APPEARING ON THE PLAN OF SECTION 12, HERMITAGE HILLS, OF RECORD IN PLAT BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4820, PAGE 611. BOOK 4960, PAGE 506 AND IN BOOK 4969, PAGE 667, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 828 Heritage Trail, Hermitage, TN 37076
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hand this 24th day of February, 2014.

Christopher L. Thompson

STATE OF NEW JERSEY

COUNTY OF Middlesex

On this 24th day of February, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher L. Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
August 10, 2016

Rocio Abril-Wallace
Notary Public,

Rocio Abril-Wallace
NOTARY PUBLIC, State of New Jersey
My Commission Expires August 10, 2016

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115