WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019665 DEEDWARR
Recvd: 03/25/14 08:44 2 pgs
Fees:13.00 Taxes:414.40
20140325-0024220

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,000.00.**

Michelle McQueen
Affiant

Subscribed and sworn to before me this 20 day of March, 2014.

Notary Public
My Commission expires: (Affix Seal)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires December 3rd

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 28 Bronson Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert M. Compton	Regions Bank	053-02-0-025.00
1301 Fuller Street	2050 Parkway Office Cr	
Old Hickory, TN 37138	Birmingham AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **XAC Properties**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert M. Compton, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 294, Section C-2, Village of Old Hickory, of record in Book 1835, page 29, Register's Office for Davidson County, Tennessee, located on the southeast corner of the intersection of the Fuller Thirteenth Streets, containing 0.25 acres, more or less, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to XAC Properties, by deed from Stephanie M. Eaton and husband, Michael A. Eaton, on June 21, 2011, of record in Instrument Number 20110624-0048551, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 29, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2028, page 498, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2028, page 497, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1301 Fuller Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 20, 2014.

XAC Properties

By John Williams, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared John Williams, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of XAC Properties, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 20th day of March, 2014.

NOTARY PUBLIC

My Commission Expires:

7/6/15

