WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026083 DEEDWARR
Recvd: 04/17/14 11:19 2 pgs
Fees:13.00 Taxes:444.00
20140417-0032229

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/15/14

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6251 NIZNIK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John P. Niznik and Kathleen M. Niznik	Same	173-05-0A-160.00 CO
1817 Shaylin Loop		
Antioch, TN 37013		

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,

JOHN R. THOMPSON AND GAYLE L. THOMPSON, HUSBAND AND WIFE

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

JOHN P. NIZNIK AND KATHLEEN M. NIZNIK, 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:

Being all of Lot No. 160 (One Hundred Sixty) on the Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938, further amended in Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to John R. Thompson and Gayle L. Thompson, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 4th day of August, 2011 in Instrument No. 20110804-0060090, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat of BARNES CROSSING, as recorded in Instrument No. 20050128-0010427, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING Condominium of record in Instrument No. 20050721-0084791, re-recorded at Instrument No. 20050805-0092480 , as amended by instrument(s) of record in Instrument Nos. 20051114-0136938 and 20071227-0147998; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Easement for Right-of-way, recorded in Instrument Nos. 20050721-0084791 and 20050811-0095171.

This is improved property known as 1817 Shaylin Loop, 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 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 Our hand on the 14th day of April, 2014.

John R. Thompson by Gayle L. Thompson, Attorney-in-Fact

John R. Thompson

By: Gayle L. Thompson, Attorney-In-Fact

Gayle L. Thompson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

as herself and also

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Gayle L. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of John R. Thompson for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of John R. Thompson.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of April, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6251 NIZNIK

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122