Return To: 14-0163
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032593 DEEDWARR
Recvd: 05/12/14 09:57 3 pgs
Fees:18.00 Taxes:1050.80
20140512-0040246

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF APRIL, 2014.

Notary Public

3-7-16
MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Jeffrey Tarkington	Community Mtg. LLC DBA Community Mtg. Advisors	
(NAME)	(NAME)	
8460 Old Charlotte Pk.	19045 E. Valley View Parkway Ste. F	113-1
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Independence MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **DANIEL THOMPSON AND WIFE, ELIZABETH THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM JEFFREY TARKINGTON AND WIFE, PAMELA TARKINGTON** , 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2014 real property taxes; (b) Easements of record in Book 1314, page 256, Book 10854, page 186, Book 1320, page 23, Book 10854, page 186 and Instrument No. 20010228-0018347, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8460 Old Charlotte Pk., Pegram, TN 37143

(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 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 our hands this 21 day of April, 2014.

Daniel Thompson

Elizabeth Thompson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Thompson and Elizabeth Thompson , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of April, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commis[illegible] 3, 2015

EXHIBIT"A"

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Commencing at an iron rod situated in the northerly margin of old Charlotte Pike, said point being the southwest corner of the Jeffery K. and Susan). Curtis property of record in book 11646, Page 968, Register's Office for Davidson County, Tennessee. Thence, along said road, south 61 deg. 48 mm. 08 sec. west, a distance of 47.46 feet to an iron rod; Thence, along said road, south 74 deg. 11 mm. 41 sec. west, a distance of 102.30 feet to an iron rod; Thence, along said road, south 86 deg. 00 min. l4 sec. west, a distance of 116.44 feet to an iron rod; Thence, north 88 deg. 19 min. 25 sec. west, a distance of 129.00 feet to the point of beginning of the herein described tract of land; Thence, along said road, north 88 deg. 19 min. 25 sec. west, a distance of 97.27 feet to an iron rod; Thence, leaving said road, north 83 deg. 13 min. 26 sec. west, a distance of 187.62 feet to an iron rod; Thence, leaving said road, north 01 deg. 50 min. 46 sec. west, a distance of 133.76 feet to a 15 feet hickory tree; Thence, north 00 deg. 26 min. 22 west, a distance of 108.20 feet to an iron rod; Thence, north 27 deg. 09 min. 07 sec. east, a distance of 94.36 feet to an iron rod; Thence, north 00 deg. 53 mm. II sec. west, a distance of 90.14 feet to an iron rod; Thence, north 03 deg. 08 min. l8 sec. west, a distance of 81.86 feet to an iron rod; Thence, along a curve to the right having a central angle of 85 deg. 08 min. 41 sec., a radius of 162.96 feet, a tangent of 149.71 feet, a length of 2421.17 feet, and having a chord which bears north 39 deg. 26 min. 06 sec. east, a distance of 220.49 feet to an iron rod; Thence, north 82 deg. 00 min. 30 sec. east, a distance of 236.87 feet to an iron rod; Thence, south 08 deg. 37 min. 56 sec. west, a distance of 735.21 feet to the point of beginning and containing 220,415,564 square feet, or 5.60 acres of land more or less.

Being the same property conveyed to Daniel Thompson and wife, Elizabeth Thompson by Deed from Troy Pepper of record in Instrument No. 20090211-0011899, said Register's Office.