WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045447 DEEDWARR
Recvd: 06/26/14 10:47 2 pgs
Fees:13.00 Taxes:469.90
20140626-0055959

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Comm. Expires January 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Lyndsay N. Hogan	New Penn Financial, LLC	150-03-0-073.00
(NAME)	(NAME)	
3269 Anderson Road	4000 Chemical Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew P. Thompson and wife, Susan Thompson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lyndsay N. Hogan, unmarried,** 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 Lot No. 75 on the Plan of The Country, Section 3 of record in Plat Book 5200, Page 44, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Matthew P. Thompson by deed being recorded 12/16/99 in Instrument 19991216-0303867, said Register's Office.

Susan Thompson executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3269 Anderson Road, Antioch, TN 37013
(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 my/our hands this 24th day of June, 2014.

Matthew P. Thompson

Susan Thompson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Matthew P. Thompson and Susan Thompson the bargainor(s), 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 seal this 24th day of June, 2014.

Notary Public Philip Ellis
My Commission Expires: 5/23/16

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20202