# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140097213 DEEDWARR
Recvd: 12/30/14 11:08 2 pgs
Fees: 13.00 Taxes: 610.50
20141230-0118851

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

Terri Jackson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd DAY OF DECEMBER, 2014.

Melody Jenkins
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-6-2018

**THIS INSTRUMENT PREPARED BY**
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6614 THOMPSON

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| William Wiggs Thompson, IV | Same | 08307017600 |
| 3058 Trey Court | | |
| Spring Hill, TN 37174-8286 | | |

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

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,

**SHERRY A. AUSTIN AND HUSBAND, LOUIS A. AUSTIN, SR.**

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

**WILLIAM WIGGS THOMPSON, IV**

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 36, ROLLING ACRES NO. TWO, SECTION ONE, as shown on plat of record in Plat Book 1424, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Terry J. Norman and wife, Robyn Layne Norman to Sherry A. Spann, a married woman as recorded on the 27th day of June, 1994 in Deed Book 9389, Page 725; Warranty Deed from Sherry A. Spann Austin to Louis A. Austin, Sr. as recorded on the 19th day of February, 2008 in Instrument No. 20080219-0015758; Quitclaim from Louis A. Austin, Sr. to Sherry A. Austin as recorded on the 19th day of February, 2008 in Instrument No. 20080219-0015760, 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 2015 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 plat of ROLLING ACRES NO. TWO, SECTION ONE, as recorded in Plat Book 1424, Page(s) 45, 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. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1541, Page 101 and Book 1627, Page 281 , 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).

This is improved property known as 713 Groves Park Road, Nashville, TN 37203

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 22nd day of December, 2014.

Sherry A. Austin

Sherry A. Austin

Louis A. Austin

Louis A. Austin, Sr.

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, SHERRY A. AUSTIN AND LOUIS A. AUSTIN, SR., the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 22nd day of December, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 14-R6614 THOMPSON**

**RECORD & RETURN TO:**

**VANDERPOOL, PEARMAN & DRUMWRIGHT**

**256 SEABOARD LANE, SUITE G104**

**FRANKLIN, TN 37067**