(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001076 DEEDWARR
Recvd: 01/06/15 12:21 2 pgs
Fees:13.00 Taxes:525.40

20150106-0001329

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/7/2018

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 1/7/2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crystal Y. Jackson	F&M Bank	075-10-0-126-00
(NAME)	(NAME)	
8302 Gordon Lane	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vickie L. Pippin, Executrix of the Estate of Marvin M. Thompson, and Vickie L. Pippin, individually, also known as Vickie Lynn Thompson Gadd, and Charles Alvin Hughes, IV, individually**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Crystal Y. Jackson, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Being Lot No. 63 on the Plan of Hermitage Estates of record in Book 3300, pages 70 and 71, Register's Office for said County. Said lot fronts 92 feet on the southeasterly side of Gordon Lane and runs back 113.9 feet on the southwesterly line and 159.75 feet on the northeasterly line to a dead line in the rear on which it measures 84.5 feet.

Being the same property conveyed to Marvin M. Thompson and wife, Betty Jo Thompson, by Warranty Deed from Joseph B. Mulloy and wife, Dorthea H. Mulloy, dated March 11, 1988, of record in Book 7492, page 979, Register's Office for Davidson County, Tennessee for the consideration of $69,000.00. The said Betty Jo Thompson died and property was vested in Marvin M. Thompson as surviving tenant by the entirety. The said Marvin M. Thompson having since died testate. The Last Will and Testament of Marvin Milford Thompson devised said property to his children Charles Alvin Hughes, IV and Vickie Lynn Thompson Gadd; and Vickie L. Pippin was appointed Executrix of the Estate of Marvin M. Thompson per Letters Testamentary all as documented in Case No. 14P990, Seventh Circuit Court of Davidson County, Tennessee. Marvin M. Thompson also known as Marvin Milford Thompson. Vickie L. Pippin also known as Vickie Lynn Thompson Gadd.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 3300, Page 70, of the Public Records of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8302 Gordon Lane, Hermitage, TN 37076
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 31st day of December, 2014.

ESTATE OF MARVIN M. THOMPSON

Vickie L Pippin, Executrix
Vickie L. Pippin, Executrix

Vickie L. Pippin, Individually
Vickie L. Pippin,
Individually

Charles Alvin Hughes IV
Charles Alvin Hughes IV,
Individually

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vickie L. Pippin with whom I am personally acquainted and who proved herself to be the Executrix of the Estate of Marvin M. Thompson, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me Vickie L. Pippin, and Charles Alvin Hughes IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2014.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File No.: 01288-23888
SMG TN Warranty Deed