BILL GARRETT, Davidson County
Trans:T20150003767 DEEDWARR
Recvd: 01/15/15 14:04 2 pgs
Fees:13.00 Taxes:943.50
20150115-0004365

WARRANTY DEED

State of Tennessee
County of Davidson

CAROL I BAKER
STATE
TENNESSEE
NOTARY
CHATHAM COUNTY

The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Tracey Perry
Affiant

Subscribed and sworn to before me, this the 8th day of January, 2015.

Notary Public

My commission expires: 3/21/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Balzer Tobey Balzer	New Owner	Map 172-03-0-B Parcel 065-00co
653 Magnolia Lane		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack C. Thompson and wife, Karey Thompson

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

Matthew Balzer and Tobey Balzer, 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:

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of The Woodlands, Phase 2, a Planned Unit Development, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack C. Thompson, unmarried, by Deed dated May 31, 2006 from Debra B. Thompson, unmarried, of record in Instrument No. 20050602-0062448, Register's Office for Davidson County, Tennessee. The said Jack C. Thompson having quitclaimed to Jack C. Thompson and wife, Karey Thompson, by Quitclaim Deed dated April 15, 2009, of record in Instrument No. 20090422-0036661, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6900, Page 635, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6710, Page 495 and in Book 7091, Page 428, Register's Office for Davidson County, Tennessee. (3) All matters shown on the Boundary Plat of record in Book 6900, Page 497, Register's Office for Davidson County, Tennessee. (4) Easements granted to the State of Tennessee in the Deed of record in Book 7917, Page 422, said Register's Office. (5) Stormwater Detention Agreement of record in Book 7336, Page 3, said Register's Office. (6) Conveyance of Common Area to The Woodlands Homeowners' Association of record in Book 8472, Page 310, said Register's Office. (7) Deeds of Conveyances for water and sewer mains of record in Book 8541, Page 241, and in Book 8541, Page 247, said Register's Office. (8) Declaration of Covenants, Conditions and Restrictions of The Woodlands, of record in Book 7334, Page 109 and in Book 7408, Page 250, and amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, and re-recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee. (9) By-Laws of The Woodlands Homeowners' Association, Inc. of record in Book 7334, Page 149, and in Book 7408, Page 289, Register's Office for Davidson County, Tennessee. (10) Charter of The Woodlands Homeowners' Association of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee. (11) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **653 Magnolia Lane, Nashville, Tennessee 37211**

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 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 hand(s) this **8th** day of **January, 2015.**

Jack C. Thompson

Karey Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jack C. Thompson and Karey Thompson,** the within named sellers, 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 **8th** day of **January, 2015.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017