Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1034B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anne M. Thomson	New Owner	04310004300
102 Hankins St.		
Madison, TN 37115		

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,

WIESLAW MATEJKO AND JULIE MATEJKO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNE M. THOMSON

HEREINAFTER CALLED THE GRANTEE(S), 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 the north part of Lot No. 24 and the northwest part of Lot No. 25 on the Map of the O. R. Bixler's Property, not of record and described as follows:

Beginning at a point in the easterly margin of Hankins Street at the northwest corner of Lot No. 24, being 200 feet north of Old Hickory Boulevard; thence easterly 130 feet to a point in the north line of Lot No. 25, which is 30 feet east of the corner of Lots Nos. 24 and 25; thence southerly parallel to the easterly margin of Hankins Street, 50 feet to the northeast corner of the property conveyed to Melvin Lee Henry and wife, by deed from C.N. Smith the wife, of record in Book 1335, page 90, Register's Office for said County; thence easterly along Henry's North line, 80 feet to a point which is 50 feet west of the corner of Lots Nos. 24 and 25, being Henry's northwest corner, and the northeast corner of the property conveyed to H. L. Harlan and wife, by deed of record in Book 1281, page 146, said Register's Office; thence along Harlan's north line, southwesterly 51 feet to the easterly margin of Hankins Street; thence with the margin of the same northerly 60 feet to the beginning.

Being the same property conveyed to Wiesław Matejko and Julie Matejko, husband and wife by Warranty Deed from James O. Jones and Mary M. Jones, husband and wife, of record in Instrument No. 20001003-0097906, Register's Office for Davidson County, Tennessee, dated September 22, 2000 and recorded on October 3, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. Taxes for the year 2014 a lien, due and payable, but not delinquent.

b. Taxes for the year 2015 a lien, not yet due and payable.

This is property known as 102 Hankins St., Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150012290 DEEDWARR
Recvd: 02/19/15 13:39 2 pgs
Fees:13.00 Taxes:279.35
20150219-0014483

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 my hand on the 9th day of February, 2015.

Wieslaw Matejko

Julie Matejko

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WIESLAW MATEJKO AND JULIE MATEJKO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of February, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1034B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027