WARRANTY DEED

File #15499

BILL GARRETT, Davidson County
Trans:T20150041847 DEEDWARR
Recvd: 05/29/15 13:20 2 pgs
Fees:13.00 Taxes:462.50
20150529-0049758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG. 23 2016

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Morgan Stosik	SAME	-042-13-0-031.00
(NAME)	(NAME)	
708 Vanoke Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **James J. Thompson and wife, Sharon A. Thompson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Morgan Stosik, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 44 on the Plan of Section One Hedgewood Hills of record in Plat Book 2900, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James J. Thompson and wife, Sharon A. Thompson by Warranty deed from Carolyn M. Lackey and Kay McClanahan and Joyce M. Ruehl and Joel H. McClanahan and Dathleen McClanahan French, devisees of the Last will and Testament of H.E. McClanahan, Deceased of record in Instrument No. 20010516-0050938 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 708 Vanoke Drive, Madison, TN 37115

(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 hand this 22nd day of May, 2015.

James J. Thompson by: _____, attorney in fact

James J. Thompson by Daniel Heard, his attorney in fact

Sharon A. Thompson by: _____, attorney in fact

Sharon A. Thompson by Daniel Heard, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **James J. Thompson and Sharon A. Thompson** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **James J. Thompson and Sharon A. Thompson** , and is authorized by **James J. Thompson and Sharon A. Thompson** to execute this instrument on their behalf.

This the 22nd day of May, 2015.

My Commission Expires: 8-23-16

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027