Return to: Bridgehouse Title

WARRANTY DEED	STATE OF ~~TENNESSEE~~ FLORIDA COUNTY OF ~~DAVIDSON~~ SARASOTA THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00 Elzbieta Thompson Gary Thompson Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day MAY of 2015 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150043993 DEEDWARR
Recvd: 06/04/15 13:49 3 pgs
Fees:18.00 Taxes:727.05
20150604-0052412

ROBERT K WEBER
MY COMMISSION #FF125519
EXPIRES May 21, 2018
(407) 398-0153 FloridaNotaryService.com

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John B. Hussey	SWBC Mortgage Corporation	052 13 0 050.00
(NAME)	(NAME) 9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Six Thousand Five Hundred And No/100 Dollars ($196,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elzbieta Thompson and husband, Gary Thompson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John B. Hussey, an unmarried man**, 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 lying in the Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being the same property conveyed to L. Rebecca Hamilton of record in Instrument No. 20010419-0038630, R.O.D.C., and being part of Lot No. 40 on the Plan of Woodale Grove Annex Subdivision of record in Book 547, Pages 109 and 110, and being more particularly described as follows:

Beginning at an existing iron pin in the easterly margin of Miami Avenue (50' R.O.W.) said pin lying approximately 478 feet northeast of the centerline of Woodale Lane, and being the northeast corner of the aforesaid Lot No. 40; Thence, leaving Miami Avenue and running along or near the southerly line of Dawn M. Jenkins of record in Deed Book 4313, Page 768, R.O.D.C., South 45 deg. 44' 43" East, a distance of 113.87 feet to an iron pin (existing); Thence, along or near the westerly line of The River Glen, Phase IV, Section II Subdivision, of record in Book 9700, Page 858, R.O.D.C., South 40 deg. 05' 02" West, a distance of 50.46 feet to an iron pin (set); Thence along or near the northerly line of B & V Enterprises, of record in Deed Book 4596, Page 412, R.O.D.C., North 45 deg. 44' 43" West, a distance of 113.57 feet to an iron pin (existing); Thence with the easterly margin of Miami Avenue, North 39 deg. 45' 00" East, a distance of 50.48 feet to the point of beginning, as shown on Boundary Survey, Lot 40, Woodale Grove Annex Subdivision, dated June 30, 2005, and prepared by James Allen Crawford, III, TN RLS #1455, of

Crawford Land Surveyors, P.C.

Being the same property conveyed to Precision Homes, Inc., by Warranty Deed from L. Rebecca Hamilton,Trustee of the Lela Fry Hamilton Trust dated March 1, 2006 and recorded March 2, 2006 as Instrument No. 20060302-0024060, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elzbieta Thompson and husband, Gary Thompson by Warranty Deed from Precision Homes, Inc., dated February 2, 2015 and recorded February 3, 2015 as Instrument No. 20150203-0010024, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2616 Miami Ave, Nashville, TN 37214

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, has 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 our hands this 26th day of May, 2015.

Elzbieta Thompson

Elzbieta Thompson

Gary Thompson

NOTARY PUBLIC STATE OF FLORIDA
ROBERT K WEBER
MY COMMISSION #FF125519
EXPIRES May 21, 2018
(407) 398-0153 FloridaNotaryService.com

File Number: GRN-151565

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF SARASOTA

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Elzbieta Thompson and husband, Gary Thompson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2015.

Notary Public

My Commission Expires: 5-21-18

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

ROBERT K WEBER
MY COMMISSION #FF125519
EXPIRES May 21, 2018
(407) 398-0153 FloridaNotaryService.com

File Number: GRN-151565