Davidson County DEEDWARR
Recvd: 01/04/16 14:00 2 pgs
Fees:13.00 Taxes:466.20
20160104-0000433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December 2015

Notary Public

MY COMMISSION EXPIRES: 5.8.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Susanne Thompson and Tracey Lee Thompson	Highlands Residential (NAME)	07211039200
1613 Essex Avenue (ADDRESS)	12001 N Central Expressway Ste 750 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallas, TX 75243 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, ,paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rochelle E. Williamson Fitts, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Natalie Susanne Thompson* and Tracey Lee Thompson**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * Single ** Married

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 203, ON THE PLAN OF SUBDIVISION OF THE WATERS PLACE ON MAXEY LANE, OF RECORD IN BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 203 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF ESSEX AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROCHELLE E. WILLIAMSON, UNMARRIED, AND JUANITA F. WILLIAMSON, UNMARRIED, BY DEED FROM KENNETH M. SMITH AND WIFE, MARY ANN ARMBRUSTER-SMITH, OF RECORD IN BOOK 7054, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO ROCHELLE E. WILLIAMSON FITTS, BY DEED FROM JUANITA F. WILLIAMSON SIMMONS, OF RECORD BY INSTRUMENT NO. 20151222-0128563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1613 Essex Avenue, Nashville, TN 37216
(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/our hand(s) this 29th day of December 2015

WARRANTY DEED
(Continued)

Rochelle E. Williamson Fitts

Rochelle E. Williamson Fitts

STATE OF Missouri

COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rochelle E. Williamson Fitts, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand and ~~official~~ seal, this the 29th day of December, 2015.

Notary Public

My Commission Expires: 04/10/2017

(SEAL)

NEIL THOMAS CALVERT
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
COUNTY OF CLAY
MY COMMISSION EXPIRES 4/10/2017
COMMISSION # 13469961

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018