WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/16 14:14 3 pgs
Fees:18.00 Taxes:1413.40
20160211-0013358

KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/13/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Alexander Tompkins	SAME AS NEW OWNER	098-13-OC-147.00
(NAME)	(NAME)	
2264 Seven Points Circle	Same As Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Clifford Strong and wife, Cynthia Strong**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Alexander Tompkins and Jana Ann Tompkins, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 44 on the Plan of Section 2B, The Meadows of Seven Points, RS 15 Cluster Lot Subdivision of record in Plat Instrument No. 20050727-0087624, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clifford Strong and wife, Cynthia Strong by Warranty Deed from Frank Batson Homes, Inc., dated 06/02/2006, recorded 06/05/2006 of record in Instrument No. 20060605-0065938, in the Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters shown on the plat of record in Plat Instrument No. 20050727-0087624, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 11670, Page 822, By-Laws of record in Book 11670, Page 837, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Charter of Meadows of Seven Points Homeowners' Association, Inc., of record in Instrument No. 20000322002898G, in the Register's Office for Davidson County, Tennessee; and (4) Quitclaim Deed of record in Instrument No. 20090107-0001612, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2264 Seven Points Circle, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 5th day of February, 2016.

Clifford Strong

Cynthia Strong

State of Tennessee
County of Wilson

Personally appeared before me Clifford Strong and Cynthia Strong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of February, 2016.

Notary Public

My Commission Expires: 4/9/2017

DEBBIE A MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, KEVIN HEFFLEMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature



State of TENNESSEE

County of DAVIDSON

Personally appeared before me, CECILIA HENSLEY, a notary public for this county and state, KEVIN HEFFLEMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019