FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS, $93,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **February 16, 2016.** Notary Public MY COMMISSION EXPIRES: 8-17-16 (AFFIX SEAL)

BARBARA A. CIAVARELLA ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

RETURN TO
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 01286-30033

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0039

BILL GARRETT, Davidson County
Trans: T20160014282 DEEDWARR
Recvd: 02/22/16 10:19 2 pgs
Fees: 13.00 Taxes: 347.43
20160222-0016471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen D. Thompson and Mark A. Thompson	**SAME AS NEW OWNER**	**96-7A-17CO**
(NAME) **1806 Charles Bell Road**	(NAME)	
(ADDRESS) **Clarksville, TN 37040**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charles Dale,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen D. Thompson, Mark A. Thompson and Martha P. Thompson, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3, Unit 4, on the plan of Bianca Squares Condominiums, a/k/a Bianca Square Subdivision, as of record in Plat Book 5800, page 101, and revised in Plat Book 5200, Page 661, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Dale by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee on behalf of Nationstar Mortgage, LLC for foreclosed property from Ronnie E. Shores, dated December 1, 2015 and filed for record on December 2, 2015 at Instrument #20151202-0121547, Register's Office of Davidson County, Tennessee.

This property was for investment purposes and was never used as the personal or marital residence for Charles Dale and/or spouse.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **346 Stewarts Ferry Pike, Unit 4, Nashville, TN 37214**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **February, 2016**.

Charles Dale

Charles Dale

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Charles Dale**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **February, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY