BILL GARRETT, Davidson County
Trans:T20160033795 DEEDWARR
Recvd: 04/25/16 13:48 2 pgs
Fees:13.00 Taxes:536.50
20160425-0039974

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$145,000.00
|X _____
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28 day of April, 2016
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Thompson 902 Nesbitt Lane Madison, TN 37115	Franklin American Mortgage 6100 Tower Circle, Ste. 600 Franklin, TN 37067	042.06-0-001.00

For and in 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, we,

Richard C. South, Jr., married, and Victoria L. South, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Thompson, 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 in Davidson County, Tennessee, being part of Lot No. 48 on the Plan of Bonnie-Brae Subdivision, Section II, as of record in Book 2330, Page 123, Register's Office for said County, described as follows:

Beginning in the north margin of Nesbitt Drive at the corner of Lots 47 and 48; thence West with said drive, 49.97 feet; thence leaving said Drive and along the north margin of the property condemned for the State of Tennessee for Highway purposes, by decree of record in Minute Book 76, Page 502, of the 3rd Circuit Court, a copy of the portion condemned in Book 3917, Page 989, North 73 degrees 30 minutes West 140 feet to a point in the West line of Lot No. 48; thence with said line, North 6 degrees 06 minutes East 371.43 feet; thence along the rear line of Lot No. 48, South 38 degrees 24 minutes East 248.18 feet to the northwest corner of Lot 47; thence South with the line of Lots Nos. 47 and 48, 205.6 feet to the beginning.

Being the same property conveyed to Richard Carson South and wife, Wanda Edith South by Warranty Deed from Phillip A. Johnson and wife, Barbara B. Johnson, dated July 12, 1976, of record in Book 5046, Page 852, Register's Office for Davidson County, TN. The said Richard Carson South has since died on May 18, 2007 leaving property vested in Wanda Edith South as surviving tenant by the entirety. The said Wanda Edith South having since died testate on March 4, 2014 with her Last Will and Testament of record in Instrument Number 20150910-0091892, Register's Office for Davidson County, TN. Property now vests in Richard C. South, Jr. and Victoria L. South as devisees under The Last Will and Testament of Wanda Edith South.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXSPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OF LAND:

Beginning at the point of intersection of the existing east margin of I-65 and the southwest boundary of the Oliver T. Morris, etux property; thence with said southwest boundary south 35 degrees 12 minutes 56 seconds east 25 feet more or less to a point; thence with the southwest boundary of the Lee A. Paschal, etux property south 35 degrees 12 minutes 56 seconds east 15 feet more or less to a point, said point being 185.00 feet right of I-65 proposed centerline station 492+36.04; thence with the proposed east margin of said road south 09 degrees 48 minutes 15 seconds west 353.02 feet to a point, said point being 185.00 feet right of I-65 proposed centerline station 498+83.02; thence with the existing north margin of Nesbitt Lane westerly 27 feet more or less to a point; thence with said existing east margin northerly 375 feet more or less to the point of beginning, containing 0.226 acres.

Being the property conveyed to State of Tennessee by Warranty Deed from Richard Carson South and wife, Wanda Edith South, dated November 7, 2001, of record in Instrument Number 20011114-0124860, Register's Office for Davidson County, TN.

ALSO EXCLUDED IS THE FOLLOWING TRACT OF LAND:

Land in Davidson County, Tennessee, being a part of Lot No. 48 on the Map of Section II, Bonnie Brae Subdivision, of record in Book 2330, Page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 48 begins at a point in C.A. Pohlman's southwest corner and runs with his west boundary line North 10 degrees east 25 feet to a point; thence south 73 degrees 30 minutes east, 140 feet to a point in Pohlman's south boundary line; thence with said boundary line westerly 140 feet to the point on beginning, containing 0.04 acres, more or less.

Being the property conveyed to State of Tennessee by Final Judgment of record in Book 3917, Page 989, Register's Office for Davidson County, TN.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 2330, Page 123, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2695, Page 103, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **902 Nesbitt Lane, 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 our hand(s) this 22nd day of April, 2016.

Richard C. South, Jr.

Victoria L. South

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard C. South, Jr. and Victoria L. South, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076