BILL GARRETT, Davidson County
Trans:T20160059381 DEEDWARR
Recvd: 07/12/16 11:00 2 pgs
Fees:13.00 Taxes:540.20
20160712-0071224

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$146,000.00**
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th day of July, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5/30/18
| (AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

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
Betty Turner 1009 Brookwood Drive Gallatin, TN 37066	New Owner	064.13-0-022.00 and 064.13-0-021.00

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,

Eunice F. Thompson, a widow, and Robert W. Thompson, a married person

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

Betty Turner, unmarried, and Tony M. Johnson, unmarried, as tenants in common

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:

Being Lot Nos. 1 and 2 of Block 3 on the Plan of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry H. Thompson and wife, Eunice F. Thompson and Robert W. Thompson by Warranty Deed from L. J. Conner, unmarried, dated March 10, 2006, of record in Instrument Number 20060313-0028683, Register's Office for Davidson County, TN. Jerry H. Thompson died on 8/16/2011 leaving property vested in Eunice F. Thompson as surviving tenant by the entirety and Robert W. Thompson.

Included in the above description but excluded from this conveyance is the following described tract of land.

Beginning at a point of intersection of the north margin of Second Street and the east margin of Old Hickory Boulevard; thence along the said east margin north 14 degrees 21 minutes 20 seconds west 17 feet, more or less to a point; thence along a 20 foot radius curve left eastwardly 18.43 feet to a point in the said north margin; thence along the said north margin south 75 degrees 39 minutes west 15 feet, more or less to the point of beginning and containing 40 square feet.

Being the same property conveyed to the State of Tennessee for highway purposes by Right of Way Deed for Highway Purposes from L. J. Conner and wife, Jessie Conner, dated January 18, 1980, of record in Book 5559, Page 289, 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 Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
3) Property is subject to Sanitary Sewer Easements of record in Book 10644, Page 263 and Book 10644, Page 266, said Register's Office.
4) Property is subject to a Right of Way Deed to the State of Tennessee of record in Book 5559, Page 289, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4334 Old Hickory Blvd. and Lot 2 of Berryville on Old Hickory Blvd., Old Hickory, TN 37138
(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 8th day of July, 2016.

Robert W. Thompson

Eunice F. Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert W. Thompson and Eunice F. Thompson, 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 8th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 5/30/18

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

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