BILL GARRETT, Davidson County
Trans:T20160062464 DEEDWARR
Recvd: 07/20/16 13:46 2 pgs
Fees:13.00 Taxes:666.00
20160720-0074800

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2016.

Notary Public

My commission expires: Mar 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32348

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wesley J Thompson	New Owner	**042 11 0 47.00**
104 Diane Court		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Shawn Sweeney and Tiffany Sweeney, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wesley J 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Haven Acres, Section One, as of record in Plat Book 2331, page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Shawn Sweeney and Tiffany Sweeney, husband and wife, from the Estate of Villa L. Willis, Larry G. Willis, Executor, by Warranty Deed dated October 11, 2012 of record in Instrument No. 20121016-0094722, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being a 8' wide triangular piece of property off the westerly side of Lot No. 13 on the Map of Haven Acres, Section 1, as of record in Book 2331, page 89, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Diane Court, said point being the common front corner of Lot Nos. 12 and 13 on said plan, thence northwesterly with the line between said lots 282.40 feet, more or less, to the common rear corner of said lots 12 and 13; thence northerly with the rear line of said Lot No. 13, 8 feet to a point in said line, thence in a southeasterly direction along a straight line a distance of 285 feet, more or less to the common front corner of Lot Nos. 12 and 13, the point of beginning.

Being the same property conveyed to Shawn Sweeney and wife, Tiffany Sweeney, from Velma D. Raboine, by Quitclaim Deed dated October 1, 2012 of record in Instrument No. 20121016-0094723, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 104 Diane Court, Madison, TN 37115.

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 in 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 15th day of July, 2016.

Shawn Sweeney

Tiffany Sweeney

STATE OF NM

COUNTY OF TAOS

Personally appeared before me, a Notary Public of said County and State, Shawn Sweeney and Tiffany Sweeney, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

My Commission Expires: 3-6-2018

NADINE VARELA NOTARY PUBLIC STATE OF NEW MEXICO