WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160073340 DEEDWARR
Recvd: 08/23/16 09:09 2 pgs
Fees: 13.00 Taxes: 1295.00
20160823-0087896

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2336B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kyle Thomas and Amanda Thomas	new owner	172-03-0B-073.00-CO
672 Magnolia Lane		
Nashville, TN 37211-7431		

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,

JAMES SEARCY AND WIFE, ANNA SEARCY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA THOMAS AND KYLE THOMAS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 73 on the Plan of The Woodlands, Phase 2, a Planned Unit Development of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Searcy and wife, Anna Searcy by Warranty deed from David A. Hawkins and wife, Marjorie J. Feltus Hawkins f/k/a Marjorie Jeanette Feltus of record in Book 11719, Page 472 Register's Office for Davidson County, Tennessee, dated October 26, 1999 and recorded on October 27, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 224, Page 675 and Book 8672, Page 390, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7334, Page 149 and Book 7408, Page 289, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area to HOA of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.

Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee.

Deed(s) of Conveyance of record in Book 8541, Page(s) 230, 241 & 247, Register's Office for Davidson County, Tennessee.

Easement for State of Tennessee of record in Book 7917, Page 422, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 672 Magnolia Lane, Nashville, TN 37211-7431

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 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 hand on the 18th day of August, 2016.

James Searcy

Anna Searcy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES SEARCY AND ANNA SEARCY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of August, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2336B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027