# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170016285 DEEDWARR
Recvd: 02/24/17 09:47 2 pgs
Fees:13.00 Taxes:730.75
20170224-0018484

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 20[illegible]

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James Wrigley | NEW OWNER | 128 10 0 080.00 |
| (NAME) | (NAME) | |
| 2124 Golf Club Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Danny W. Thompson , unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Wrigley, unmarried** , 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:

The following described property:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Stacy Square, Section 3, of record in Book 4175, Page 154, Register's Office of Davidson County, Tennessee.

Said Lot No. 109, front 80.00 feet on the northwesterly margin of Sawyer Brown Road and extends back 141.0 feet on the northeasterly line and 134.4 feet on the southwesterly line to a dead line in the rear, measuring 83.79 feet thereon.

Being the same property conveyed to Danny W. Thompson, unmarried, by Warranty Deed from Robert T. Orman, unmarried, filed for record 07/08/2010 in Instrument No. 20100708-0053488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

unimproved ☐

This is improved ☑ property, known as 247 New Sawyer Brown Road, Nashville, TN 37221
(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 hands this 23rd day of February, 2017.

Danny W. Thompson

State of Tennessee

County of Davidson

On this 23rd day of February, 2017. before me, a Notary public in and for said County and State, personally appeared Danny W. Thompson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019