WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053088 DEEDWARR
Recvd: 06/21/17 10:22 2 pgs
Fees:13.00 Taxes:392.20
20170621-0062402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,000.00.**

Monica Breedlove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE 2017.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MONICA BREEDLOVE	**SAME AS OWNER**	**150-7-402.00**
(NAME)	(NAME)	
3769 SEASONS DRIVE		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(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, I, **KATHY ANN CAIN TOMPKINS, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONICA BREEDLOVE, AN UNMARRIED WOMAN** 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 Lot No. 383 on the Final P.U.D. Plan of Section Four-B, Towne Village of The Country of record in Plat Book 6250, page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael W. Tompkins, unmarried, by Warranty Deed from S. Davis Rittenberry and wife, Janice S. Rittenberry, executed October 15, 1990 and recorded December 20, 1990, of record in Book 8261, page 515, Register's Office for Davidson County, Tennessee. Subsequently, said property was divested out of Michael W. Tompkins and reinvested solely in Kathy Ann Cain Tompkins by Agreed Order of the Third Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 13D-1363, Kathy Ann Cain Tompkins vs. Michael Wayne Tompkins, of record in Instrument Number 20170621-0062401, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3425 Country Way Road** (House Number) (Street) **Antioch, TN** (P.O. Address) (City or Town) **37013** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 6250, page 496, said Register's Office.

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 my hand this 20th day of June 2017.

Kathy Ann Cain Tompkins

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Kathy Ann Cain Tompkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of June 2017.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Notary Public