WARRANTY DEED

WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

File No.: M176800

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2017

_____
Notary Public

MY COMMISSION EXPIRES: 2-25-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Souffrant	First Liberty Financial Mortgage	163050b02400co
(NAME)	(NAME)	Bill Garrett Davidson County
5170 Hickory Hollow Parkway	9520 Ormsby Station Rd, Ste 20	Batch# 121 DEEDWARR
(ADDRESS)	(ADDRESS)	09/11/2017 12:07:33 PM 2 pgs
Antioch, TN 37013	Louisville KY 40223	Fees: $13.00 Taxes: $575.35
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170911-0092849

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rufus Thompson and wife, Gail Thompson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melissa Souffrant, a single person,** 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. 24 on the Plan of Hickory Hollow Townhomes (Mill Park), Phase 1, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rufus Thompson and Gail Thompson, by deed of record in Instrument No. 20041222-0152477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, Antioch, TN 37013
(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 my/our hands this 1st day of September, 2017.

Rufus Thompson

Gail Thompson

State of California
County of San Diego

Personally appeared before me Rufus Thompson and Gail Thompson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of September, 2017.

Feruz Gebremeskel Tewelde
Notary Public
My Commission Expires: July 13, 2021

File No.: 12487

FERUZ GEBREMESKEL TEWELDE
Notary Public – California
San Diego County
Commission # 2204747
My Comm. Expires Jul 13, 2021