WARRANTY DEED

Bill Garrett Davidson County
Batch# 9559 **DEEDWARR**
10/09/2017 10:05:50 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20171009-0103177

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katrina L. Leach	New Owner	064 16 0D 194.00
(NAME)	(NAME)	
2609 Spring Farm Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Matthew Thompson and Martha Thompson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Katrina L. Leach and Edgar J. Leach, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 331 on the Plan of Section Four, Truxton Park, R10 Cluster Lot Subdivision, of record in Plat Instrument No. 200205280064435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Thompson and Martha Thompson, husband and wife by Warranty Deed from Sherri E. Batson (n/k/a Sherri E. Boswell) and husband, Dennis Boswell, dated 02/28/2014 recorded 03/04/2014, of record in Instrument No. 201403040018024, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 200205280064435, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 200010300107559, Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 200011010108603, Bylaws of Truxton Park Homeowners Association, Inc., of record in Instrument No. 200011010108604, First Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Truxton Park of record in Instrument No. 200105220052910, Second Supplementary Declaration of record in Instrument No. 200201230009419, Third Supplementary Declaration of record in Instrument No. 200205060055597, Rerecorded Third Supplementary Declaration of record in Instrument No. 200207180086907, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee; Easement Contained in Warranty Deed of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee; Easement Agreement of record in Book 7877, Page 328, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200012080121300, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 200205240063322, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed of record in Instrument No. 200503110027269, in the Register's Office for Davidson County Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2609 Spring Farm Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of October, 2017.

Matthew Thompson

Martha Thompson

State of Tennessee
County of Wilson

Personally appeared before me Matthew Thompson and Martha Thompson, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-39915
SMG TN Warranty Deed