WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to me on 10/27/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

Bill Garrett Davidson County
Batch# 19144 DEEDWARR
10/30/2017 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20171030-0110688

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Donald Wilbanks Marie Wilbanks 7144 HARPER ROAD Joelton, TN 37080	New Owner	014-00-0-020.02

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Susanne Thompson, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Donald Wilbanks and Marie Wilbanks, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24, on the Plat showing Highland Heights Subdivision not of record, being a part of A.J. Williams tract described according to a survey made by Hickerson-Miller Engineers, Surveyors, as follows:
>
> Beginning at a point in the Easterly margin of Harper Road, said point being 1070.5 feet North of the central line of Highway 112, thence with the margin of said road, Northerly 100 feet to the common corner of Lot Nos. 23 and 24; thence with the line between the said two lots Easterly 435 feet to a point; thence Southerly 100 feet to the common rear corner of Lot Nos. 24 & 25; thence Westerly 435 feet to the common front corner, the point of beginning.
>
> Being the same property conveyed to Susanne M. Day by Warranty Deed from William Bruce Jones, Jr. and Milisa I. Jones, recorded on the 29th day of August, 2000 in Instrument No. 200008290085015, in the Register's Office of Davidson County, Tennessee. Susanne M. Day has since married and is now known as Susanne Thompson. Spouse of Grantor, Michael Thompson, joins in the conveyance to transfer any and all marital interest in the property.

☐ This is Improved property, known as 7144 HARPER ROAD Joelton, TN 37080

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES, their is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 10/27/17.

Susanne Thompson

Michael Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/27/17, before me personally appeared Susanne Thompson and Michael Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/27/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017