Bill Garrett Davidson County
Batch# 19760 DEEDWARR
10/31/2017 12:55:31 PM 2 pgs
Fees: $13.00 Taxes: $1,507.75

20171031-0111560

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~ 3/20/18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennett C Thomas, a married man and Patrick C. Parker, a married man, tenants in common with the right of survivorship	Farmington Mtg (NAME)	
2027 Neelys Bend Road (ADDRESS)	2002 Richard Jones Rd ~~st~~ 3004 (ADDRESS)	074 00 0 036.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christina V. Gill and husband, Andrew Lang, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bennett C Thomas, a married man and Patrick C. Parker, a married man, tenants in common with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 2 OF MARK THOMPSON'S TWO LOT SUBDIVISION, AS SHOWN ON PLAT OF RECORD AS INSTRUMENT NO. 20080804-0080161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT

BEING THE SAME PROPERTY CONVEYED TO CHRISTINA V. GILL AND HUSBAND, ANDREW LANG BY WARRANTY DEED FROM PHILLIP ROBINSON, SHERYL ROBINSON THOMPSON, AMY ROBINSON SPARKS, PATRICIA ROBINSON WELLS AND DAWN ROBINSON FULLER, OF RECORD IN INSTRUMENT NO. 20090924-0088826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 09/22/2009 AND RECORDED ON 09/24/2009.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2027 Neelys Bend Road, Madison, TN 37115
(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 hand(s) this 27th day of October, 2017.

WARRANTY DEED
(Continued)

Christina V. Gill

Andrew Lang

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina V. Gill and husband, Andrew Lang, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072