Return to:

(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Amanda M. Thompson
1878 Shaylin Loop
Antioch, TN 37013
SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd Ste. 400
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 21008 DEEDWARR
11/01/2017 03:46:56 PM 2 pgs
Fees: $13.00 Taxes: $650.83

20171101-0112277

WARRANTY DEED

(Map 173-05-0A, Parcel 012.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **VIRGINIA SMITH, a single woman,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **AMANDA M. THOMPSON, an unmarried woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING all of Unit No. 12 (Twelve) on the Plat of Barnes Crossing, Phase One, as shown on Exhibit D of Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said Unit.
>
> BEING the same property conveyed to Virginia Smith, a single woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 29, 2008, of record in Instrument no. 20080305-0021924, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters appearing on the boundary plat of record in Instrument No. 20050128-0010427; to Master Deed of record in Instrument No. 20050721-0084791, and re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and amended in Instrument No. 20071227-0147998; to easement for right of way of record in Instrument No. 20050811-0095171; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1878 Shaylin Loop, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 27th day of October, 2017.

VIRGINIA SMITH

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:_____

LYNNE M. MARREN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES OCTOBER 31, 2019

(SEAL)

AFFIDAVIT

STATE OF)
COUNTY OF)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of October, 2017.

Notary Public

My commission expires:_____

File No. 20170886

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021