Bill Garrett Davidson County
Batch# 24135 DEEDWARR
11/08/2017 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20171108-0115141

WARRANTY DEED

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Cathy Culp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: March 18th, [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chandler B. Thompson	Independence Bank	131010D15500
(NAME)	(NAME)	
5025 Hillsboro Pike, 18J	2425 Frederica St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Owensboro, KY 42301	
(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, **Paul M. Thompson and wife, Cynthia C. Thompson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chandler B. Thompson and Cynthia Thompson, husband and wife**, 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 in Davidson County, Tennessee, being Unit No. 155 and No. 18-J on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association. A horizontal property regime established by Master Deed and By-Laws of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Paul M. Thompson and wife, Cynthia C. Thompson by Warranty Deed from Joe F. Culp, unmarried, dated 5/9/2017, recorded 5/15/2017 of record in Instrument No. 20170515-0047847, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 5200, Page 4, (2) Covenants, conditions, easements and restrictions of record in Book 5211, Page 325, Amendment to Master Deed and ByLaws of record in Book 5616, Page 133 and Book 6079, Page 516, (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, (4) Easement of record in Book 7873, Page 859, (5) Grant of Easement of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, (6) Deed of Conveyance of record in Book 4308, Page 650, (7) Appointment of Successor Trustee of record in Book 10225, Page 413 and Instrument No. 20120823-0076049, (8) Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association of record in Instrument No. 20120731-0067332, and (9) Charter of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.

File No.: 01288-40165
SMG TN Warranty Deed

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-40165

201711080115141

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 5025 Hillsboro Pike, 18J, Nashville, TN 37215
(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 4th day of November, 2017.

Paul M. Thompson

Cynthia C. Thompson

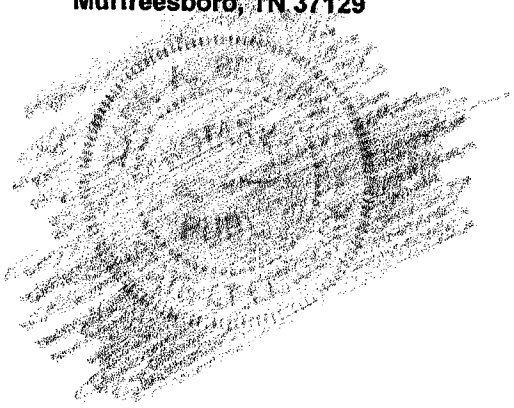
State of Kentucky
County of Daviess

Personally appeared before me Paul M. Thompson and Cynthia C. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2017.

Notary Public ID# 542176
My Commission Expires: 10/15/19

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 is a true and correct copy of the original document executed and authenticated according to law.

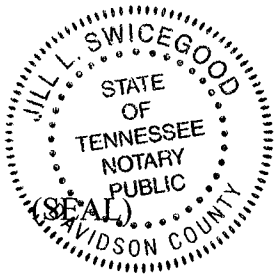
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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