STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 25035 DEEDWARR
11/13/2017 12:47:16 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20171113-0116296

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-0145D

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeremy Thompson (NAME)	NEW OWNER (NAME)	43-11-57
201 Myatt Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Eric T. Davis, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Thompson, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, being Lot No. 6 on the plan of Archwood Acres, Section 2, of record in Book 2331, page 12, and amended in Book 4770, page 793, Register's Office for said County.

Beginning on the northerly margin of Dupont Avenue at the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 210.6 feet to the corner of Lots Nos. 5, 6, 7; thence with the line between said Lots Nos. 6 and 7 westwardly 215 feet to the easterly margin of Myatt Drive; thence with same southwardly 59.73 feet to the beginning of a curve; thence around said curve with a radius of 150.44 feet southeastwardly 235.51 feet to the northerly margin of Dupont Avenue; thence with same eastwardly 63 feet to the beginning.

Included in the above legal description but expressly excluded from this conveyance is the following tract of land

A strip or tract of land in the 11th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee. Being part of Lot No. 6 on the plan of Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office for said County.

Beginning at a point where the lot line between Lot Nos. 6 & 7 intersects the present westerly margin of Myatt Drive as shown on said Plan; thence South 3°17' West 59.73 feet along the same to the beginning of a curve that has a 150.44 foot radius; thence southwestwardly 117.20 feet around said curve on the present westerly margin of Myatt Drive to a point where the present and new relocated westerly margins of Myatt Drive intersects; thence 3°12' West 34 feet along the new relocated Westerly margin of Myatt Drive to a point; thence Northeasterly 139.0 feet along a curve on the new relocated Westerly margin of Myatt Drive to a point on the Lot line between Lots 6 & 7 on said Plan thence North 86°43' West 16.5 feet along said Lot line to the point of beginning and containing 3280 square feet.

BEING the same property conveyed to Eric T. Davis, a married man from Estate of Elvira Ross Keel, deceased, by Deed dated November 8, 2002, as Instrument No. 20021108-0138193, in the Register's Office for Davidson County, Tennessee.

The subject property is not the marital residence of the grantor nor the grantor's spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2344, page 557, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 12 and as amended in Book 4770, page 793, Register's Office for Davidson County, Tennessee.
3. Selloff to the State of Tennessee as recorded in Book 4386, page 678, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 201 Myatt Drive, Madison, TN 37115.

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. Whenever 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 9th day of November, 2017.

R _____
Eric T. Davis

November 09, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Eric T. Davis, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066