Bill Garrett Davidson County
Batch# 42389 DEEDWARR
12/28/2017 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20171228-0131882

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

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

Notary Public

My commission expires: 12/20/2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael A. Owens	Bancorp South	**097080A04400CO**
156 Lake Chateau Drive	201 S. Spring St	
Nashville, TN 37076	Tupelo MS 38804	

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 HEREBY ACKNOWLEDGE, WE,

William O. Tompkins,married and Christopher Scott Tompkins,unmarried, Joint Tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael A. Owens

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:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Being Unit No. H-2, in a Horizontal Property Regime, as shown on the condominium site plan of Lake Chateau Condominiums, Phase II, Section III, as of record in Book 6250, page 607-610, as amended and corrected in Book 7025, page 380; Book 10753, page 271; Book 10753, page 275; and Book 11012, page 495, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William O. Tompkins and Christopher Scott Tompkins, Joint Tenants with right of survivorship, by Warranty Deed from Steven M. Vollman, unmarried, dated May 12, 2006, of record in Instrument No. 20060517-0057763, Register's Office for Davidson County, Tennessee. Subkect property was never the sole principle residence for William O. Tompkins nor his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Book 6250, page 607-610, as amended and corrected in Book 7025, page 380; Book 10753, page 271; Book 10753, page 275; and Book 11012, page 495, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 156 Lake Chateau Drive, Nashville, TN 37076.

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 in 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.

William O. Tompkins Date: 12/22/17
William O. Tompkins

Date: 12-22-17
Christopher Scott Tompkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William O. Tompkins and Christopher Scott Tompkins, the within named Grantor(s), 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, at office, this 22nd day of December, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

