Bill Garrett Davidson County
Batch# 43644 DEEDWARR
01/03/2018 08:33:33 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180103-0000707

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

#1542

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gerardo Romero-Chico	(NEW OWNER)	Map 148-03-0-
107 Cherokee Hills Drive		Parcel 076.00
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jim H. Thompson, Jr., unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Gerardo Romero-Chico, unmarried,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of SECTION FOUR CHEROKEE HILLS of record Book 3500, page 113, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jim H. Thompson, Jr., unmarried by warranty deed dated January 17th, 2007 from Bobby L. Tidwell, Jr., unmarried and Mary C. Tidwell, married of record in Instrument No. 20070122-0008807, said Register's Office.

This is the same legal as used in the previous deed of record.

This conveyance is subject to the following:

1. 2017 Taxes, now due and payable.
2. Deed of Trust, modifications, assignments, apt of record in Instrument No. 20070122-0008808, 20101124-0094291, 20130320-0027664, 20131205-0123987, 20190908-0094707, 20101203-0096431, 20171003-0101468, 20140915-0084118 and in 20160908-0094707, 20160908-0094705, said Register's Office.
3. Restrictions of record in Book 3805, page 776, said Register's Office.
4. Any and all matters appearing on the Plan of record in Plat Book 3500, page 113, said Register's Office.

This is improved property commonly known as **107 Cherokee Hills Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Gerardo Romero
Affiant

Subscribed and sworn to before me this 21 day of December 2017.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21 day of December, 2017.

Jim H. Thompson, Jr.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jim H. Thompson, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 21 of December, 2017.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY