This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Jackie Lynn Pater
2268 West Wood Dr.
Murfreesboro, TN 37130
Map 108, Parcels: 175 / 181

Bill Garrett Davidson County
Batch# 49294 DEEDWARR
01/19/2018 01:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180119-0005906

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey S. Thompson and Mindy M. Thompson** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jackie Lynn Pater, unmarried,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particular described according to a survey by MEC, Inc. dated 4/23/03 as follows:

Beginning at an iron rod in the westerly margin of Bell Road, being the northeast corner of the Terri Lee Toy Colson Property, recorded as Instrument No. 20000629064728, R.O.D.C. Tn;
Thence, along Colsons line, North 81° 26' 56" West a distance of 386.84 feet to an iron rod;
Thence, along the northerly lines of William M. Colson as recorded in Book 7140, page 228, RODC, TN., North 81° 20' 19" West a distance of 174.17 feet to an iron rod;
Thence, North 81° 46' 57" West a distance of 69.08 feet to an iron rod;
Thence, along the northerly line of William M. Colson as recorded in Book 4608, page 384, RODC, TN., North 81° 22' 56" West a distance of 622.35 feet to an iron pipe;
Thence, North 03° 27' 54" East a distance of 3.35 feet rod an iron rod;
Thence, along the easterly lines of Section Five, Harborview as recorded in Book 7900, page 485 and Section Two, Harborview as recorded in Book 6900, page 757, RODC, TN., North 07° 17' 20" East a distance of 267.05 feet to a concrete monument;
Thence, North 07° 23' 19" East a distance of 333.54 feet to an iron rod;
Thence, along the southerly lines of Section Three, Harborview as recorded in Book 6200, page 783, and Section Four, Harborview as recorded in Book 7900, page 386, RODC, TN.,
South 84° 07' 22" East a distance of 519.96 feet to a concrete monument;
Thence, South 86° 04' 35" East a distance of 21.80 feet to an iron rod;
Thence, along the westerly line of Robert Walden and Milton Weaver, et al, recorded Instrument No. 20000428042080, RODC, TN.,
South 16° 38' 40" East a distance of 386.40 feet to an iron rod;
Thence, along the lines of William M. Colson as recorded in Book 5037, page 599, RODC, TN.,
South 09° 12' 49" West a distance of 130.96 feet to an iron rod;
Thence, South 81° 26' 18" East a distance of 557.26 feet to an iron rod in the westerly margin of Bell Road;
Thence, along said margin, South 07° 00' 27" West a distance of 149.83 feet to the point of beginning containing 11.21 acres or 488,352 square feet.

Being the same property conveyed to Jeffrey S. Thompson and wife, Mindy M. Thompson by Deed dated May 12, 2003 from William M. Colson and wife, Katherine L. Colson of record in Instrument No. 20030520-0068413, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to an easement for a deck which encroaches upon a portion of the described real property, in favor of Miroslav Barnyashev, set forth in an instrument of record in 20150309-0019698, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 1261 Pleasant Hill, 3338 Bell Road, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

"GRANTORS" do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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.

WITNESS our hands this the 17th day of January, 2018.

Jeffrey S. Thompson

Mindy M. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey S. Thompson and Mindy M. Thompson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am 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.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 19 day of January, 2018, personally appeared before me, a notary public for this county and state, CaiHin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019