Bill Garrett Davidson County
Batch# 50114 DEEDWARR
01/22/2018 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $730.75
20180122-0006508

WARRANTY DEED

File #2017111431

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: . NOV 08 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben A. Trapp	Guaranty Trust	163.05-0B-063.00
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy, Unit 258	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **Will A. Compton, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben A. Trapp, a single 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:

Being Unit No. 63, on the plan of Mill Park Phase II, as the same appears of record in Instrument No. 20000706-0066999, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Will A. Compton, unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Co, dated 09/14/2001, of record in Instrument No. 20010920-0101764, said Register's Office. **The said Will A. Compton having since married.**

*****Misty M. Compton, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property*****

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20000706-0066999, said Register's Office.; Any and all matters as set forth in the plat of record in Book 9700, Page 538, said Register's Office.; Declaration of Covenants Conditions and Restrictions as of record in Book 10719, Page 425; as amended in Book 11167, Page 757; and in Instrument No 200107120074528, said Register's Office.; HOA Charter as of record in Book 10719, Page 419, said Register's Office.; By Laws Per DCCR's as amended in Book 11167, Page 759; further rules and regulations as of record in Instrument No. 20080304-0021743; Instrument No. 20110208-0011084; Instrument No. 20140717-0063137; Instrument No. 20140902-0079467; Instrument No 20160223-0017010, and Instrument No. 20161028-0113925, said Register's Office.; Easement to Comcast of Nashville as of record in Instrument No. 20170206-0012426, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **5170 Hickory Hollow Pkwy., Unit 258, Antioch,TN,37013**
(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 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. 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 19th day of January, 2018.

Will A. Compton

Misty M. Compton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Will A. Compton and Misty M. Compton, 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 the purposes therein contained.

Witness my hand and official seal at office, this 19th day of January, 2018.

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

