Bill Garrett Davidson County
Batch# 53740 DEEDWARR
02/01/2018 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20180201-0010272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-010023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Van Alstine and Sara Van Alstine	Dovenmuehle Mortgage, Inc.	
(NAME)	(NAME)	
712 Riverbranch Court	1 Corporate Drive, Ste 360	126-16-0A-547.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lake Zurich, IL 60047	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($374,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN PRESTON THOMPSON AND WIFE, HEATHER THOMPSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM P. VAN ALSTINE AND SARA N. VAN ALSTINE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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, Tennessee, being Lot No. 339 on the Final Plat of Riverwalk, Phase 3C, as of record in Instrument No. 20050706-0077607 and as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Preston Thompson and wife, Heather Thompson by Warranty deed from Celebration Homes, LLC of record in Instrument No. 20080304-0021585 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 04, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20060104-0001187,

Instrument Number 20011024-0115969, Instrument Number 20011105-0121083, Instrument No. 2002042-0050565, Instrument No. 20040430-0049813, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691, Instrument No. 20040430-0049313, Instrument No. 20061214-0154502, Instrument Number 20011105-0121083, Instrument Number 20020425-0051371, Instrument No. 20040827-0103644, Instrument Number 20010706-0072536, Instrument Number 20010919-0101279, Instrument No. 20021119-0143587, Instrument Number 20010919-0101280, Book 513, Page 396, Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, Book 4230, Page 987, Book 751, Page 375 and Book 787, Page 7, Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument Number 20021125-0145984, Plat Book 1, Page 25 and Plat Book 1, Page 121, Instrument Number 20020424-0050564, Instrument No. 20040827-0103644, Instrument Number 20021119-0143687, Instrument No. 20040826-0103240, Instrument No. 20040318-0030734, Instrument Number 20040812-0097619 and Instrument Number 20031014-0151984; Register's Office for Davidson County, Tennessee; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 712 Riverbranch Court, Nashville, TN 37221
(House No.) (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 my/our hand(s) this the 30th day of January, 2018

John Preston Thompson

Heather Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of January, 2018, before me personally appeared John Preston Thompson and wife, Heather Thompson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of January, 2018.

Notary Public
My Commission Expires:
(SEAL) 10.12.19

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

