WARRANTY DEED

Bill Garrett Davidson County
Batch# 66880 DEEDWARR
03/09/2018 09:39:53 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180309-0022332

DANA ELLSWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lindsey Thompson	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**133-16-0-023.00**
201 Dobson Branch Court	**6100 TOWER CIRCLE**	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY WILLIS HAINLINE, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINDSEY THOMPSON, A SINGLE WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that 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. 28 on the Plan of Highview Acres of record in Plat Book 2331, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lowell Hainline and wife, Nancy Hainline by Warranty deed from Joe Grubbs and wife, Nancy Grubbs of record in Book 2909, page 239, Register's Office for Davidson County, Tennessee, dated June 2, 1959 and recorded on June 4, 1959.

The said Lowell Hainline having since died on March 11, 2014.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2331, Page 52, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2444, Page 35, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **304 Marigold Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this the 7th DAY OF MARCH, 2018.

Nancy Willis Hainline

Nancy Willis Hainline

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY WILLIS HAINLINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of March, 2018.

Notary Public

My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212