Bill Garrett Davidson County
Batch# 102905 DEEDWARR
06/11/2018 10:14:59 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20180611-0055627

Space above this line for recording purposes
This Instrument Prepared by:
Estes & Kennedy Law Offices, PLLC
296 W. Madison Ave.
Athens, TN 37303

This description is taken from:
_____New Survey
__X__Prior Deed
_____Provided by the Parties
_____Other_____

The preparer of this document does not certify matters of title, description, survey or compliance with planning/zoning or other regulations.
It is the responsibility of the parties to this conveyance to have this transfer approved by the appropriate planning and/or zoning authority.

It is the responsibility of the transferee to have this deed recorded. **YOU MUST RECORD THIS DEED IMMEDIATELY TO PROTECT YOUR INTEREST.**

Owner/Responsible Taxpayer's Address:

Andrew L. & Rachel Ann Thomasson
700 Kneeton Court
Old Hickory, TN 37138

Tax ID: 043-04-0A-010.00
(Map-Parcel)

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 399,900.00, which is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 5th, day of June, 2018.

Susan Brown
Register of Deed/Notary Public

My Commission Expires 3/24/2020

SUSAN BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF McMINN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable considerations, to them in hand paid the receipt of which is hereby acknowledged, **MURRAY, RUSSELL & ASSOCIATES, BUILDERS, LLC**, Grantor, has bargained, sold and conveyed unto, **ANDREW L. THOMASSON AND WIFE, RACHEL ANN THOMASSON**, Grantee, the following described real estate, to-wit:

LOT 10, Section 1, RIVER LANDING, as shown on plat of record in Instrument No. 200607280091763, formerly known as Windstar Estates, Section 1, Phase 1, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER LANDING, as recorded at Instrument No. 200607280091763, in the Register's Office, DAVIDSON County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to the Declaration of Covenants, Conditions and Restrictions recorded in 20060815-0100349, in the Register's Office, DAVIDSON County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20060502-0050264, in the Register's Office, DAVIDSON County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race,

color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER LANDING Condominium of record in Instrument No. 20150520-0046604, in the Register's Office, DAVIDSON County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

BEING the same property conveyed to Murray, Russell & Associates, builders, LLC, by Quit Claim Deed from River Landing Development, LLC, of record in Instrument No. 20170411-0035470, in the Register's Office of Davidson County, Tennessee, dated April 07, 2017 and recorded on April 11, 2017.

WITH THE HEREDITAMENTS AND APPURTENANCES thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Grantees, their heirs and assigns forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year as set out in the following acknowledgment.

MURRAY, RUSSELL & ASSOCIATES, BUILDERS, LLC

BY: Robert L Russell

ITS: President

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in the State and County aforementioned personally appeared Robert L. Russell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Managing Member** of **MURRAY, RUSSELL & ASSOCIATES, BUILDERS, LLC**, the within named bargainor a LLC, and that such person as such **Managing Member** executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by such person as **Managing Member**.

Witness my hand and official seal, this 4th day of June, 2018.

Debra Paulsson
Notary Public
My Commission Expires: 11-30-2020

