WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$275,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 August 2018 Notary Public MY COMMISSION EXPIRES: 5-30-21

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Craig Thompson and Kellie D Thompson	**Craig Thompson and Kellie D Thompson**	
(NAME) **14845 Valeda Drive**	(NAME) **14845 Valeda Drive**	098-02-0-033.00
(ADDRESS) **La Mirada CA 90638**	(ADDRESS) **La Mirada CA 90638**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward A. Tignor, Jr (AKA Ed Tignor) and Roselynn Tignor husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Thompson and Kellie D. Thompson, husband and wife

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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit:
Being Lot No. 70, on the Plan of Roxborough, as of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
This conveyance is subject to Restrictive Covenants of record in Deed Book 5302, Page 669, Register's Office for said County.
This Conveyance is subject to any and all existing easements and restrictions of record.
Being the same property conveyed to Edward A Tignor Jr, and Roselynn Tignor, husband and wife by deed from Michael Jackson and Linda Jackson, husband and wife, of record in Instrument No. 20151222-0128780, dated 12/22/2015, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **5201 Alyadar Dr, Hermitage, TN 37076**
(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.

Bill Garrett Davidson County
Batch# 128435 DEEDWARR
08/13/2018 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180813-0079875

Witness our hands this 10th day of August 2018

Edward A. Tignor, Jr

Roselynn Tignor by Ed Tignor as atty in fact

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Edward A. Tignor, Jr** the within named Seller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office on **August 10, 2018.**

Todd A Richards

Notary Public. My Commission Expires: 9-10-18

TODD A. RICHARDS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of TN
County of Wilson

On this 10th day of August 2018, before me personally appeared **Ed Tignor** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Roselynn Tignor** and who acknowledged that he executed the same as the free act and deed of **Roselynn Tignor**

Witness my hand and seal at office on this day.

Todd A Richards

Notary Public

My Commission Expires: 9-10-18

TODD A. RICHARDS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021