SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Jason E. Thompson
312 Willow Bough Lane
Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 064 02 0 107.00

Bill Garrett Davidson County
Batch# 134100 DEEDWARR
08/28/2018 11:22:41 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180828-0085136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **ROY W. YOUNG, unmarried,** has this day bargained and sold and do hereby transfer and convey unto, **JASON E. THOMPSON AND ELENA V. THOMPSON, husband and wife,** their heirs and assigns, forever, a certain tract or parcel of realty situated in the Civil District of Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 329 on the Plan of Brandywine Farms Subdivision, Section 19, as of record in Book 5050, page 12, Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy W. Young, an unmarried man, by Warranty Deed from Jim M. Bevans III and wife, Carol Bevans, on March 29, 2018 and filed of record in Instrument number 20180404-0031786, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 312 Willow Bough Lane, Old Hickory, TN 37138

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2018 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2018 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 17th day of August, 2018.

Roy W. Young

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Roy W. Young, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Old Hickory, Tennessee, on this the 17th day of August, 2018.

LINDSEY FRYE STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/16/2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $335,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 17th day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County