THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817530

Karen Y Johnson Davidson County
Batch# 143421 DEEDWARR
09/20/2018 01:15:10 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00

20180920-0093366

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Gibbs, Trustee 3203 Lakeshore Ave Old Hickory TN 37138	New Owner	Tax Parcel ID No. 054 09 0 049.00 (as to Lo

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Thompson, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph W. Gibbs, as trustee of the Devishore Trust U/A/D September 20, 2018** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 1 and 2, PLAN OF W. P. WILBURN SUBDIVISION, as shown on plat of record in Plat Book 5190, Page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Deed of Correction from Alline Effie Wilburn Kane, Devisee of the Will of Onie Hester Hesson Wilburn, a widow to William C. Thompson and wife, Geraldine Thompson as recorded on the 26th day of November, 1985 in Deed Book 6717, Page 799 (as to Lot 1) and Warranty Deed from William C. Thompson, III to William C. Thompson, Jr., et ux Geraldine Thompson as recorded on the 21st day of November, 1995 in Deed Book 9866, Page 159 (as to Lot 2), in the Register's Office of Davidson County, Tennessee.

Geraldine C. Thompson having since died on May 1, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF W. P. WILBURN SUBDIVISION, as recorded in Plat Book 5190, Page(s) 171.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records. Easement for Sewer, recorded in Book 8927, Page 593 (as to Lot 1).

Easement for Sewer, recorded in Book 8927, Page 596 (as to Lot 2).

FYI as to Lot 1 only: FYI documents related to a property known as 3051 Lakeshore Drive have been provided for review, including Deed recorded at Instrument No. 20160226-0018448; Deed of Trust recorded at Instrument No. 20170223-0018336. Deed recorded at Instrument No. 20160226-0018448 and Deed of Trust recorded at Instrument No. 20170223-0018336 show a legal description for 3051 Lakeshore Drive that is supposed to include Lot 1 WP Wilburn Subdivision as a reference point for the metes and bounds legal description of 3051 Lakeshore. However, due to the wording, it appears that lot 1 WP Wilburn Subdivision was conveyed incorrectly and this should be corrected and Lot 1 released from Deed of Trust recorded at Instrument No. 20170223-0018336.

This is improved property located at 3201 Lakeshore Ave Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2018.

William C. Thompson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William C. Thompson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2018.

Notary Public

My Commission Expires: _____

