Karen Y Johnson Davidson County
Batch# 147500 DEEDWARR
10/01/2018 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $933.88
20181001-0097381

WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Kelly	First Bank ~~Ashley Kelly~~	064160D01000CO
(NAME)	(NAME)	
1717 Stone Hollow Court	318 Seaboard Ln, #205 ~~1717 Stone Hollow Court~~	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin TN 37067 ~~Hermitage, TN 37076~~	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jared Warren Thompson and Tara Thompson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ashley Kelly, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 215 as shown on the map entitled Section One, Truxton Park, of record as Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jared Warren Thompson, an unmarried man by Warranty Deed from Johnny W. Ramsay and Angel D. Ramsey, husband and wife, dated April 24, 2014 and recorded April 28, 2014 of record as Instrument No. 20140428-0035167, Register's Office for Davidson County, Tennessee. The said Jared Warren Thompson having since married.

Tara Thompson, spouse of Jared Warren Thompson, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property described above.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record as Instrument No. 20001026-0106272, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20001011-0100896, Instrument No. 20001030-0107559, First Supplement recorded as Instrument No. 20010522-0052910 and Bylaws recorded as Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee; Easement recorded in Book 4910, Page 838 in the Register's Office of Davidson County, Tennessee; Easement recorded in Book 5699, Page 535 in the Register's Office of Davidson County, Tennessee; Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 200008240083612. Register's Office for Davidson County, Tennessee; Charter of Truxton Park Homeowners Association, Inc., recorded as Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Truxton Park Homeowners Association, Inc., recorded as Instrument No.

20050311-0027268, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1717 Stone Hollow Court, 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 GRANTEE(S), his/her/their 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), his/her/their 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/our hands this 28th day of September, 2018.

Jared Warren Thompson

Tara Thompson

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jared Warren Thompson and Tara Thompson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of September, 2018.

Notary Public: _____

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

