This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater is $377,000.00.

Affiant

Subscribed and sworn before me this the 5th day of December, 2018.

Notary Public
My commission expires: 1-12-2021

LAURIE A. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Y Johnson Davidson County
Batch# 174175 DEEDWARR
12/14/2018 11:10:09 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20181214-0121816

WARRANTY DEED

Address of New Owner:
James A. Thompson, Jr.
8700 Gauphin Pl
Nashville, TN 37211

Send Tax Bill to:
New Owners
8700 Gauphin Pl.
Nashville TN 37211

Tax Information:
173-09-0A 512.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN WERNER, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES A THOMPSON JR. AND MEIYING LI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 402, Lenox Village, Phase Seven, of record in Instrument Number 20051028-0130418, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Werner, unmarried, by deed from Dana Volke, an unmarried woman, dated 08/10/2017, of record in Instrument No. 20170905-0090703, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8700 Gauphin Pl, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

THIS INSTRUMENT WAS PREPARED BY
AND PLEASE RECORD AND RETURN TO:
FREEDOM TITLE SERVICES, LLC
116 CENTER COURT
CLARKSVILLE, TN 37040
(931) 647-0677

Witness my hand this the 5th day of December, 2018.

John Werner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Werner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2018.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022