THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190319757** **RETURN TO** Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 388493	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me this 16th day of April, 2019. Notary Public My Commission Expires: 3-25-23 NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm Expires

Karen Johnson Davidson County
Batch# 218807 DEEDWARR
04/17/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20190417-0035206

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Old South Construction of TN, LLC 245 Noah Drive Franklin, TN 37064	New Owner	Tax Parcel ID No. 131-04-0-155.00

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, **Steven J. Thompson and spouse, Janice M. Thompson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Old South Construction of TN, LLC, a Tennessee limited liability company**, ("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 Lot No. 12 and part of Lot No. 13 of Block 20 on the Plan of College Parks of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 and part of Lot No. 13 of Block 20 adjoin and front together 90 feet on the Southerly margin of Woodvale Drive and extend back between parallel lines 164 feet 6 inches, more or less, to a dead line.

Being the same property conveyed to Steven J. Thompson and spouse, Janice M. Thompson by Warranty deed from Jeff Thompson Bailey and spouse, Virginia A. Bailey of record in Book 9422, page 813, Register's Office for Davidson County, Tennessee, dated July 23, 1994 and recorded on August 01, 1994.

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.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 844, Page 440, Book 1040, Page 651 and Book 1104, Page 338, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1101 Woodvale Drive Nashville TN 37204.

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 16th day of April, 2019.

Steven J. Thompson

Janice M. Thompson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven J. Thompson and Janice M. Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2019.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

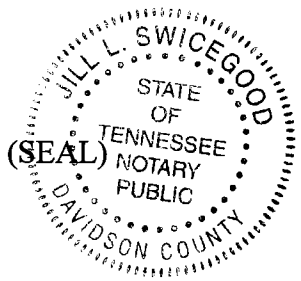
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900