WARRANTY DEED

Karen Johnson Davidson County
Batch# 238881 DEEDWARR
06/05/2019 09:30:43 AM 2 pgs
Fees: $13.00 Taxes: $373.70

20190605-0053606

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Breanna W. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019

A Walston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Please ret →

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Breanna W. Thompson	Highlands Residential Mortgage, LTD	05311004900
(NAME)	(NAME)	
110 Hamblen Avenue	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191443

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Brenda Richardson, an unmarried person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Breanna W. Thompson, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 33, of Block "C", on the Map of Subdivision No. 3 of the Life & Casualty Insurance Company Property at Old Hickory, Tennessee, which plat is of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 33 fronts 60 feet on the southwesterly side of Hamblen Avenue and extends back between parallel lines, 175 feet to dead line.

Being the same property conveyed to Brenda Richardson by Quitclaim Deed from Donna Sharpe, dated June 20, 2007 and filed of record in Instrument No. 20070622-0074698, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 110 Hamblen Avenue, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of May, 2019.

Brenda Richardson

Brenda Richardson

STATE OF VERMONT)
COUNTY OF ADDISON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brenda Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of May, 2019.

Notary Public
My Commission Expires: 01/31/21

PUBLIC
VERMONT