(3)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $829,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 249904 DEEDWARR
06/28/2019 09:06:31 AM 2 pgs
Fees: $13.00 Taxes: $3,067.30
20190628-0062877

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Dale G. Thompson and Lauralee N. Thompson, husband and wife<br>1008 A Grandview Drive<br>Nashville, TN 37204 | Regions Bank d/b/a Regions Mortgage<br>P.O. Box 2153<br>Birmingham, AL 35287-2520 | 118131J00200CO |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Eugene Edwards, III and wife, Kristy L. Edwards,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Dale G. Thompson and Lauralee N. Thompson, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Wildcat Estates of record in Instrument No. 20180619-0058961, Registers office for Davidson County, Tennessee, together with an undivided percentage in common areas/elements appurtenant to said Unit and as set for in the Declaration, reference to which is hereby made for a more completed and detailed description and rights and obligations of the Declarant and the Unit Owners and the By-Laws of the Association Owners,

Being a portion of the same property conveyed to William Eugene Edwards, III and wife, Kristy L. Edwards by Warranty Deed from Richard D. Lucas and wife Dorothy B. Lucas, dated April 03, 1984 and recorded as April 11, 1984, of record in Book 6268, Page 731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1008 A Grandview Drive, Nashville, TN 37204

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand(s) this the 27th day of June, 2019.

William Eugene Edwards, III

Kristy L. Edwards

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Eugene Edwards, III and Kristy L. Edwards with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of June, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY