Karen Johnson Davidson County
Batch# 316660 DEEDWARR
11/18/2019 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20191118-0118467

1795-19

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192324 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$255,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 15 day of November, 2019. SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 01, 2023 Notary Public My Commission Expires: _____

WARRANTY DEED

THIS INDENTURE, made this 15 day of November, 2019, among:

ASHLEY MARSHALL, SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEPHEN BRYANT THOMPSON AND NICOLE THOMPSON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 700 on the Plan of Section Three of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070807-0093891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Marshall by Warranty deed from Cameron Wright, married woman of record in Instrument No. 20140722-0064931 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 22, 2014. Being also known as 2416 Anson Lane Nashville, Tennessee 37211.

The herein described property is not now nor ever has been the principal place of residence of the Grantees herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ashley Marshall

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ashley Marshall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 **day of November, 2019.**

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Stephen Bryant Thompson and Nicole Thompson
Address: 2729 Amber Court
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name:
Thompson
Address: Loan Depot. com
City, State, Zip: PO Box 5710
Chicago, IL 60680

Tax ID: 173-09-0A-812.00-CO

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

