| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br><br>Record and return to:<br>Victory Title & Escrow, LLC<br>695 President Pl., Ste. 203<br>Smyrna, TN 37167<br>VT2006 00269 | STATE OF TENNESSEE<br>COUNTY OF Rutherford<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **187,500.00.**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2020.<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hailey Ilene Thompson | SAME | MAP & PARCEL |
| 320 Harrington Avenue | | 052-01-0-093-00 |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Ashley S Fowler, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hailey Ilene Thompson, a single 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:

Land in Davidson County, Tennessee, being Lot No. 27, Block "A" on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, 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 S. Fowler, a single woman by Warranty deed from Tara L. Knight, unmarried of record in Instrument No. 20130702-0068255 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 02, 2013.

Derick Sumpter joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Ashley S. Fowler.

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THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 443857 DEEDWARR
07/24/2020 12:31:47 PM 2 pgs
Fees: $13.00 Taxes: $693.75
20200724-0081606

This is () UNIMPROVED

(X) IMPROVED property known as **320 Harrington Avenue, Madison, TN 37115.**

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 hand this the 22nd day of July, 2020.

Ashley S. Fowler, by Samuel F. Anderson, Attorney-In-Fact
Ashley S. Fowler,
BY: Samuel F. Anderson, Attorney-In-Fact

Derick Sumpter, by Samuel F. Anderson, Attorney-In-Fact
Derick Sumpter,
BY: Samuel F. Anderson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Ashley S. Fowler**, as her Attorney in Fact, as the free act and deed of the within named **Ashley S. Fowler**.

Witness my hand and official seal this the 22nd day of July, 2020.

My Commission expires 3/25/2023

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Derick Sumpter**, as his Attorney in Fact, as the free act and deed of the within named **Derick Sumpter**.

Witness my hand and official seal this the 22nd day of July, 2020.

My Commission expires 3/25/2023

Robin S. Edwards
Notary Public

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON