Karen Johnson Davidson County
Batch# 494130 DEEDWARR
10/13/2020 09:04:52 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20201013-0118582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James R. Troxel and Karen M. Troxel	Bond Mortgage LLC	Parcel ID: 126 14 0A 088.00
(NAME) 1600 Alayna Drive	(NAME) 318 Seaboard Lane	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Thompson and Hailey Thompson, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **James R. Troxel and Karen M. Troxel, husband and wife**, 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. 88 on the Final Plat of Travis Trace Subdivision, Phase 4, of record at Instrument No. 20190710-0067020, 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 part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by Warranty Deed from Travis Property Developers, a Tennessee general partnership, and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette, of record in Instrument No. 20170217-0016411, in the Register's Office of Davidson County, Tennessee, dated February 15, 2017 and recorded on February 17, 2017. Further being the same property conveyed to Richard Thompson and Hailey Thompson, husband and wife, by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20191213-0128674, in the Register's Office of Davidson County, Tennessee, dated December 12, 2019 and recorded on December 13, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1600 Alayna Drive, Nashville, TN 37221

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 our hands this 2nd day of October, 2020

Richard Thompson

Hailey Thompson by attorney in fact

Hailey Thompson
By Richard Thompson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Richard Thompson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2020.

Notary Public

My Commission Expires:

JOHN HINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Richard Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hailey Thompson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Hailey Thompson, for the purposes therein contained. Power of Attorney of record in Instrument No. 20201013-0118581, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 2nd day of October, 2020.

Notary Public

My Commission Expires:

JOHN HINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024