Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 639308 DEEDWARR
05/19/2021 09:51:46 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20210519-0067674

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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)
Keith Thompson		147 05 0 050.00
(NAME)	(NAME)	
352 Wauford Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Sky N. Hill and Audra Meaghan Hill**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keith Thompson, an unmarried man**, hereinafter called the Grantee, his 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. 548 on the plan of SECTION EIGHT, CALDWELL HALL, of record in Book 3106, Page 39, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Audra Meaghan Hill and husband, Sky N. Hill, by Quitclaim Deed from Audra Meaghan Hill and husband, Sky N. Hill and Michael E. Yates and wife, Sharon K. Yates, of record in Instrument No. 20170223-0018368, in the Register's Office of Davidson County, Tennessee, dated February 15, 2017, and recorded on February 23, 2017.

Being the same property conveyed to Audra Meaghan Hill and husband, Sky N. Hill and Michael E. Yates and wife, Sharon K. Yates, by Warranty Deed from Tim McLaughlin and wife, Sharon McLaughlin, of record in Instrument No. 20080505-0045793, in the Register's Office of Davidson County, Tennessee, dated April 30, 2008, and recorded on May 05, 2008.

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.

This is improved property, known as 352 Wauford Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 17th day of May, 2021.

Sky N. Hill

Audra Meaghan Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sky N. Hill and Audra Meaghan Hill, 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 and official seal, this the 17th day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

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