WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 Day July 2021.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine Evert Thompson	New Owner	173-09-0A-301.00-CO
(NAME)	(NAME)	
817 Hobbit Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 686924 **DEEDWARR**
07/30/2021 11:40:17 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20210730-0102750

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Christopher G. Wilkins,married** , hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Francis Thompson and Christine Evert Thompson, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 270, on the plan of PHASE 4, LENOX VILLAGE, of record in Instrument No. 20040806-00947844, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher G. Wilkins, unmarried by Warranty Deed dated 08/18/2017 from Jacob M. Lura, married of record in Instrument 201708240087228, Register's Office for Davidson County, Tennessee. Amy Wallace Wilkins signs to convey any and all interest she may have in said property .

This conveyance subject to all matters as set forth per plat of record in Instrument 200408060094784, Master Deed Restrictions of record in Instrument 200203150032825, Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument 200203150032826, Stormwater Detention Agreement of record in Instrument 200204080042676, Grant of Easement of record in Instrument 201309160097049, Charter of Lenox Village Neighborhood Association of record in Instrument 200204120045831, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 817 Hobbit Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1316112
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 23rd Day July 2021 .

Christopher G. Wilkins

Christopher G. Wilkins

Amy Wallace Wilkins

Amy Wallace Wilkins

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 Christopher G. Wilkins and Amy Wallace Wilkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of July, 2021.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: February 20, 2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129