BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 706462 DEEDWARR
08/30/2021 09:28:47 AM 2 pgs
Fees: $13.00 Taxes: $1,842.42

20210830-0116351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KEVIN L. MONTGOMERY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Thompson and Angela G. Thompson	New owner	
(NAME)	(NAME)	
5412 Anchorage Drive	4604 General Lowery Dr.	160 03 0 003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37215	
(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, WE, **MARC D. SPEER AND JOYCE E. SPEER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN S. THOMPSON AND ANGELA G. THOMPSON, 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:

Being Lot No. 309 on the Plan of Haileywood Estates, Section 8-C, as of record in Plat Book 3106, Page 78.

Said Lot No. 309 fronts 94.0 feet on the Southwesterly side of Anchorage Drive, and extends back 231.0 feet on the Northwesterly line and 198.2 feet on the Southeasterly line, to a dead line on which it measures 100.0 feet.

Being the same property conveyed to Marc D. Speer and wife, Joyce E. Speer, by Warranty Deed from John A. Reynolds and wife, Kathy D. Reynolds, of record in Instrument No. 20071003-0117806, in the Register's Office of Davidson County, Tennessee, dated October 01, 2007 and recorded on October 03, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 5412 Anchorage Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27 day of August, 2021

MARC D. SPEER

JOYCE E. SPEER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc D. Speer and Joyce E. Speer, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of Aug T, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY