① **BOX 10-A**

WARRANTY DEED

Karen Johnson Davidson County
Batch# 727246 DEEDWARR
09/30/2021 10:07:19 AM 2 pgs
Fees: $13.00 Taxes: $1,842.42

20210930-0131481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

x Spencer Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF September 2021.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

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
Ben Thompson and Spencer Thompson	New Owner	
(NAME)	(NAME)	
5412 Anchorage Dr		160 03 0 003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **JOHN S. THOMPSON AND ANGELA G. THOMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEN THOMPSON AND SPENCER 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:

Land in Davidson County, Tennessee, 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 John S. Thompson and Angela G. Thompson, husband and wife, by Warranty Deed from Marc D. Speer and Joyce E. Speer, husband and wife, of record in Instrument No. 20210830-0116351, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021 and recorded on August 30, 2021.

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 PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 5412 Anchorage Dr, 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 28 day of September, 2021

JOHN S. THOMPSON

ANGELA G. THOMPSON

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 John S. Thompson and Angela G. Thompson, 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 28th day of September, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY