THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $653,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2022. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37381-10-2022

Karen Johnson Davidson County
Batch# 936843 **DEEDWARR**
11/02/2022 10:06:50 AM 3 pgs
Fees: $18.00 Taxes: $2,416.10

20221102-0118259

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert Nathan Thompson, Elizabeth Buzhardt Thompson 6329 Percy Drive Nashville, TN 37205		Map and Parcel No.: 12911007000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip H. Hawley and Heather E. Hawley, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Robert Nathan Thompson and Elizabeth Buzhardt Thompson, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6329 Percy Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2022.

Phillip H. Hawley

Heather E. Hawley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip H. Hawley and Heather E. Hawley, 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, at office, this 31st day of October, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Section 1 Warner Park Valley, as of record in Plat Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip H. Hawley and Heather E. Hawley, husband and wife, by deed dated May 15, 2017 from Joel Rodrigue and wife Patricia Rodrigue, of record in Instrument No. 20170517-0048690, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 12911007000.
2. All matters appearing on the Plan of record as Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.