WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/08/07 13:50 2 pgs
Fees:13.00 Taxes:909.46

20070608-0068977

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1049

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Thacker	State Employees' Credit Union	072-07-0 173.00
(NAME)	(NAME)	
1243 McGavock Pike	173 North Chatham Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Chapel Hill, NC 27517	
(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 L. Schlimgen and wife, Christina Petersen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Thacker and Mary Thacker, 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. 53 on the Plan of Kenmore Place of record in Book 332, Pages 32 & 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to John L. Schlimgen, unmarried, by Warranty Deed dated 6/12/1998 from Little Bow-Pink Company, a Tennessee Partnership of record in Book 10997, Page 514, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1243 McGavock Pike, Nashville, TN 37216

(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 our hands this 4th day of June, 2007.

John L. Schlimgen by Ava Mire, ATTORNEY IN FACT

John L. Schlimgen by Ava Mire, Attorney in Fact

Christina Petersen by Ava Mire, ATTORNEY IN FACT

Christina Petersen by Ava Mire, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ava Mire, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of John L. Schlimgen, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said John L. Schlimgen. Witness my hand and Notarial Seal this 4th day of June, 2007.

Notary Public

My Commission Expires: 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ava Mire, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Christina Petersen, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Christina Petersen. Witness my hand and Notarial Seal this 4th day of June, 2007.

Notary Public

My Commission Expires: 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216