WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2008.

Sonya M. Branham
Notary Public

MY COMMISSION EXPIRES: 10/18/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Thacker	Bank of America, N.A.	04108002000
(NAME)	(NAME)	
4027 Yoest Drive	9000 Southside Blvd # 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080886

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, **I, Julia Lee**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James W. Thacker, an unmarried person and James B. Thacker, an unmarried person as tenants in common with right of survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot 18 on the Plan of Dalemere Subdivision, Section II, as of record in Book 2854, page 133, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Julia Lee by Warranty Deed from Curtis K. Covington, dated June 7, 1993 and filed of record in Book 8975, Page 572, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3159, page 299, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 4027 Yoest Drive, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 05/02/08 14:09 2 pgs
Fees:13.00 Taxes:555.00
20080502-0045348

Witness my hand this 30th day of April, 2008.

Julia Lee

Julia Lee

Bobby Lee

Bobby Lee

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Julia Lee and Bobby Lee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Julia Lee and Bobby Lee executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2008 at Springfield, Tennessee.

Commission expires: 10/18/2011

Sonya M. Branham

Notary Public

