(3)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Jenevieve Cardona
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenevieve Cardona	NEW SOUTH FEDERAL SAVING BANK	44-15-158
(NAME)	(NAME)	
803 Lawrence Street	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35210	
(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, I, **Shane Thomas and wife, Trease Jean'Ne Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenevieve Cardona, a single woman**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 259 of Section "A" on the Plan of E. I. DuPont deNemours and Company's Subdivision, as shown of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane Thomas, unmarried by Deed from Janet P. Bell, unmarried, of record in Instrument No. 20040128-0010901, dated January 26, 2004, Register's Office for Davidson County, Tennessee. Shane Thomas is now married to Trease Jean'Ne Thomas.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1424, page 68, all of record in the Register's Office for Davidson County County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 803 Lawrence Street, Old Hickory, TN 37138

(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.

Davidson County DEEDWARR
Recvd: 10/03/08 09:10 2 pgs
Fees:13.00 Taxes:628.63
20081003-0100596

Witness my hand this 29th day of September, 2008.

Trease Jean'Ne Thomas
Trease Jean'Ne Thomas
By: Sara Dickman
Sara Dickman, Atty-in-fact

Shane Thomas
Shane Thomas
By: Sara Dickman
Sara Dickman, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sara Dickman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Shane Thomas and wife, Trease Jean'Ne Thomas, the within named bargainors, and that Sara Dickman as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Shane Thomas and wife, Trease Jean'Ne Thomas, the within named bargainors by the said Sara Dickman as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of Septembr, 2008.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008