WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130079210 DEEDWARR
Recvd: 09/12/13 12:54 2 pgs
Fees:13.00 Taxes:1535.50
20130912-0096432

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DOROTHY E. WELCH WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kris Wiatr as Trustee of the Kona Key Revocable Trust u/a/d August 27, 2013	Kris Wiatr as Trustee of the Kona Key Revocable Trust u/a/d August 27, 2013	13201019900
(NAME)	(NAME)	
4112 Outer Drive	4112 Outer Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4222	Nashville, TN 37204-4222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James A. Thomas and wife, Sloan A. Thomas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kris Wiatr as Trustee of the Kona Key Revocable Trust u/a/d August 27, 2013 and**, hereinafter called the GRANTEE(S), their heirs and/or 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. 15 on the Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James A. Thomas and wife, Sloan A. Thomas by Deed from Daniel Rauso, unmarried, dated 04/04/2008 and filed for record on 04/16/2008 in Instrument 200804160038442, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 1424, Page 98, Plat Book 1424, Page 99, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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unimproved ☐

This is improved ☑ property, known as 4112 Outer Drive, Nashville, TN 37204-4222
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 3rd day of September, 2013.

James A. Thomas

Sloan A. Thomas

State of Tennessee
County of Williamson

Personally appeared before me James A. Thomas and Sloan A. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of September, 2013.

Notary Public

My Commission Expires: 9/23/13

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. B BARRETT, JR.

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064