WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140000799 DEEDWARR
Recvd: 01/06/14 09:36 2 pgs
Fees: 13.00 Taxes: 503.20

20140106-0001022

R-AK-13-1209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alaina C. Thetford	same	
1209 Sunnymeade Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	06115014200

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRISTOPHER K. WILLIS, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALAINA C. THETFORD, UNMARRIED, AND JOHN L. THETFORD AND ARONDA A. THETFROD, HUSBAND AND WIFE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP
, hereinafter called the Grantee(s), their heirs and assigns, that 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. 81 OF BLOCK "D" ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE, OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SAID LOT FRONTS FIFTY (50) FEET ON THE NORTHERLY SIDE OF SUNNYMEADE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ONE HUNDRED FORTY (140) FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER K. WILLIS, UNMARRIED BY WARRANTY DEED FROM DIXIE G. GRIFFIN AND DIXIE P. GRIFFIN AS ONE AND THE SAME PERSON, A WIDOW, RECORDED ON THE 29TH DAY OF JUNE, 1998 IN DEED BOOK 10996, PAGE 807, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 974, PAGE(S) 56 AND 57, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1209 Sunnymeade Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 my/our hand(s) this 30th day of December, 2013.

Christopher K. Willis by Elaine Bryan as attorney in fact

Christopher K. Willis by Elaine Bryan as
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ELAINE BRYAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER K. WILLIS and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER K. WILLIS.

Witness my hand and official seal, this the 30th day of December, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903