WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064780 DEEDWARR
Recvd: 09/02/14 10:42 2 pgs
Fees:13.00 Taxes:1267.25
20140902-0079602

RETURN TO: BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Pike, Suite 30
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

IE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
ATER, FOR THIS TRANSFER IS $342,500.00

Affiant

BSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th
DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jon Halprin	SAME	Map 172-14-B
(NAME)	(NAME)	
4829 Redcastle Ridge		Parcel 59 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BOBBY THOMAS, JR. AND WIFE, KERI N. THOMAS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON HALPRIN AND MAYU HALPRIN BAUTISTA, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Winfield Park, Phase 2, Section 1, Revision 1, Cluster Lot Development, of record in Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bobby Thomas Jr. and Keri N. Thomas, by Special Warranty Deed dated December 18, 2009, of record in Instrument No.20100202-0008327, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20010313-0024106, said Register's Office; (c) Restrictive Covenants of record in Book 11113, page 691, said Register's Office; and (c) easements of record in Book 5552, page 857 and Book 11628, page 204, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4829 Redcastle Ridge, Nashville, Tennessee 37211

(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 26 day of August, 2014.

Bobby Thomas, Jr.

Keri N. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Thomas, Jr. and Keri N. Thomas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of August, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015