WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Verlon K. Thompson	Verlon K. Thompson	145 00 0 057.00
(NAME)	(NAME)	
5354 Granny White Pike	5354 Granny White Pike	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/30/15 13:43 3 pgs
Fees:18.00 Taxes:1665.00
20150130-0009047

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Steven T. Raney, as Trustee of the Bailey T. Raney Family (Credit Shelter) Trust U/A dated February 9, 1996, as amended on September 16, 1998 as to 50% interest as tenant in common and Steven T. Raney, Trustee, of the Raney Family Revocable Living Trust Agreement, dated February 9, 1996, as amended September 16, 1998, as to 50% interest as tenant in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Verlon K. Thompson and Demetria Kalodimos, 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:

A small tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being all of Lot No. 2 except a triangle out of the southeast corner thereof, on the Map of the property of Robert H. DeMoss, being a subdivision of a 69 acre tract, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, June 27, 1951, as follows: BEGINNING at a point in the center line of Granny White Pike, the common corner of Lots 1 and 2, being 80 feet south of the center line of Otter Creek Road (abandoned); thence with the line between Lots 1 and 2, south 86 degrees 42 minutes East 424.5 feet to a stake; thence south 5 degrees 03 minutes West 240 feet to a point which is 37.7 feet north of the corner of Lots 2 and 3; thence North 81 degrees 22 minutes West 456.2 feet to a point in the center line of Granny White Pike, at the corner of Lots 2 and 3; thence with the center line of said Pike, North 13 degrees 18 minutes East 200 feet to the beginning, containing 2.02 acres, more or less.

Being the same property conveyed to Bailey T. Raney and Elizabeth E. Raney, Trustees of the Raney Family Revocable Living Trust Agreement dated February 9, 1996 by Quitclaim Deed from Elizabeth Reed Raney of record in Book 9974, Page 986, Register's Office for Davidson County, Tennessee, dated March 8, 1996, and recorded on March 11, 1996. The said Bailey T. Raney died on August 23, 2006, and Elizabeth R. Raney became the sole Trustee of the aforementioned trust. The said Elizabeth E. Raney, Trustee, Raney Family Revocable Living Trust Agreement dated February 9, 1996, as amended on September 16, 1998, conveyed a fifty percent (50%) interest as tenant in common to Elizabeth R. Raney, Trustee, Bailey T. Raney Family (Credit Shelter) Trust U/A dated February 9, 1996, as amended on September 16, 1998, by Quitclaim Deed of record in Instrument No. 20070405-0040652, Register's Office for Davidson County, Tennessee, dated January 7, 2007, and recorded on April 5, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5350 Granny White Pike, Brentwood, TN 37027

(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 30th day of January, 2015.

Bailey T. Raney Trust

By: Steven T. Raney, Trustee

Raney Family Revocable Living Trust

By: Steven T. Raney, Trustee

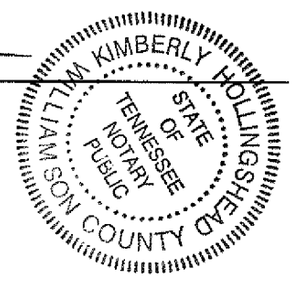
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven T. Raney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of January, 2015.

Notary Public
My Commission Expires: 1-20-19



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).