File Box 8

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1050**

BILL GARRETT, Davidson County
Trans:T20150015177 DEEDWARR
Recvd: 03/02/15 14:20 2 pgs
Fees:13.00 Taxes:407.00
20150302-0017953

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/27/2015**, by and between **Hubert O. Quinn, and Kathy Quinn, Husband and Wife** parties of the first part, and **Tommy Thomas and Gillian Thomas, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit: .

Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded Map showing the subdivision of Lot No. 24 on the Map of East Hill Addition, of record in Book 332, page 33, said Register's Office and more particularly described as follows:

Beginning at a point in the South margin of Delmas Avenue, 148 feet East of the East right-of-way line of L&N Railroad; thence Southerly 191.4 feet to a point which is 161 feet East of said railroad right-of=way; thence Easterly 60 feet to a point; thence Northerly 192 feet to the South margin of Delmas Avenue; thence with the margin of same Westerly 60 feet to the beginning.

Being the same property conveyed to Hubert O. Quinn by deed from Christina Murray and Robert Braswell, dated 06/06/2008, of record in Instrument Number 20080617-0062400, Register's Office for Davidson County, Tennessee.

Kathy Quinn joins in to convey any and all martial rights she may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **072 09 0 219.00**

☒ Improved **818 Delmas Avenue, Nashville, TN 37216**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Hubert O. Quinn

Kathy Quinn

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Hubert O. Quinn** and Kathy Quinn to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of February, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Tommy Thomas and Gillian Thomas**

and Address: 316 Midtown Trail
Mt. Juliet, TN 37122

Mail tax bills to: 316 Midtown Trail
Mt. Juliet, TN 37122

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$110,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of February, 2015.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018