(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$298,000.00~~ $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(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
Brooke Salley	New owner	06111004000
(NAME)	(NAME)	
911 Virginia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Garrett Thomson and Christiana Thomson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brooke Salley, 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 the westerly 50 feet of Lot No. 39 on the Plan of Maplewood Manor of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garrett Thomson and Christiana Thomson by Warranty Deed from Stella Houses, LLC, a Tennessee limited liability company of record in Instrument No. 20140404-0028176 Register's Office for Davidson County, Tennessee, dated March 28, 2014, and recorded on April 4, 2014, and also being the same property conveyed to Stella Houses, LLC by Warranty Deed from Lee Smith a/k/a Clell Lee Smith of record in Instrument No. 20130911-0095936 Register's Office for Davidson County, Tennessee, dated September 6, 2013, and recorded on September 11, 2013, and also and also being the same property conveyed to Lee Smith by Quitclaim Deed from Douglas Ray Smith, an unmarried person of record in Instrument No. 20070315-0031696 Register's Office for Davidson County, Tennessee, dated January 23, 2007, and recorded on March 15, 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 911 Virginia Avenue, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20150019808 DEEDWARR
Recvd: 03/18/15 13:58 2 pgs
Fees:13.00 Taxes:1098.90
20150318-0023373

Witness our hands this 11th day of March, 2015.

X _____ X _____

Garrett Thomson Christiana Thomson

STATE OF TENNESSEE

COUNTY OF KNOX

On this 11th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Garrett Thomson and Christiana Thomson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
June 30, 2015

_____
Notary Public,

PAULA S. YAKEY
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY