BILL GARRETT, Davidson County
Trans:T20150040153 DEEDWARR
Recvd: 05/22/15 14:15 2 pgs
Fees:13.00 Taxes:850.63
20150522-0047605

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150400175

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 10-05-16

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis James Thurston 1717 Hudson Road Madison, TN 37115	CHURCHILL MORTGAGE CORP 761 Old Hickory Blvd Ste 400 Brentwood, TN 37027	063-00-0-069.00

FOR AND IN 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,

Juanita M. Bakke, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Louis J. Thurston, Sr. and Rita K. Thurston, 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 the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as Tract No. 2 in the deed from Louis Clifton Huffines and wife, to George P. Howell, more particularly described according to a copy of a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

BEGINNING at a spike in the center of Hudson Road 208.5 feet southerly from the southeast corner of said Hudson Road and Nawakwa Trail, now called Pawnee Trail, said point being also the southwest corner of a tract of land owned by Daniels; thence with the south boundary of said Daniels tract, N. 72 degrees E. 220.7 feet to Daniels' southeast corner; thence with the east boundary of said Daniels tract, N. 0.5 degrees E. 81.1 feet to a point; thence eastwardly 20.7 feet to an iron pin and N. 0.4 degrees 30' W. 92.6 feet to an iron pin in the southerly margin of said Nawakwa Trail, now called Pawnee Trail; thence S. 14 degrees 30' E. 375 feet, more or less, to an iron pin in the northerly boundary of a 13.1 acre tract shown on said survey; thence with same, S. 75 degrees 15' W. 22.6 feet to a point; thence S. 30 degrees 55' E. 79.8 feet to a point; thence S. 72 degrees W. 200 feet to a point in the center of said Hudson Road; thence with the same, N. 30 degrees 55' W. 300 feet to the beginning, said tract being designated as Lots Nos. 1 and 2 on said survey, and a tract on said survey.

BEING the same property conveyed to Juanita M. Bakke, by Quitclaim Deed from Leonard Hardesty, dated 3/8/10 and recorded 3/9/10 in Instrument No. 20100309-0018221; and being the same property previously conveyed to Leonard Hardesty, a one-one hundredth undivided interest, by Quitclaim Deed from Juanita M. Bakke, dated 9/24/09 and recorded 9/25/09 in Instrument No. 20090925-0089511; and being the same property previously conveyed to Juanita M. Bakke, individually, by Trustee's Quitclaim Deed from Juanita M. Bakke, trustee of the Claude Martin Bakke and Juanita M. Bakke Revocable Living Trust, dated 7/23/09 and recorded 7/23/09 in Instrument No. 20090723-0069409; and being the same property previously conveyed to Claude Martin Bakke and/or Juanita M. Bakke, as Trustee of the Claude Martin Bakke and Juanita M. Bakke Revocable Living Trust, by Quitclaim Deed from Claude Martin Bakke and wife, Juanita May Bakke, dated 12/18/02 and recorded 12/18/02 in Instrument No. 20021218-0156244; and being the same property previously conveyed to Claude Martin Bakke and Juanita May Bakke, husband and wife, by Warranty Deed from Margaret E. Storm and Alvin A. Storm, wife and husband, dated 12/17/01 and recorded 12/29/01 in Instrument No. 20011229-0144426, in the Register's Office of Davidson County, Tennessee. The said Claude Martin Bakke having since died.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )

This is improved (X) property known as **1717 Hudson Road, Madison, TN 37115**

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 12th day of May, 2015.

Juanita M. Bakke

Juanita M. Bakke

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 Juanita M. Bakke the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2016