File Box 8

WARRANTY DEED

File #15414

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00

Rachel Fan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Thomas, *et ux.*	Pinnacle Bank	-11904005300
(NAME)	(NAME)	
333 East Thompson Lane	150 3rd Ave. S., Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(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, I, **Mary K. Roberge (a.k.a. Mary Killian Roberge), by and through her attorney in fact, Kenneth Killian Roberge,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Thomas and Abigail Thomas, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 3 on the Plan of Glencliff Estates Section Four of record in Plat Book 1835, Page 79, 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 Laurence E. Roberge and wife, Mary K. Roberge by Warranty deed from J. S. Jones and C. R. Jones of record in Book 2014, page 383, Register's Office for Davidson County, Tennessee, dated July 06, 1951 and recorded on July 20, 1951. The said Laurence E. Roberge having since died on March 3, 2000, the property become vested in Mary K. Roberge as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 333 East Thompson Lane, Nashville, TN 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.

BILL GARRETT, Davidson County
Trans:T20150081946 DEEDWARR
Recvd: 09/25/15 15:09 2 pgs
Fees:13.00 Taxes:815.85
20150925-0097838

VERSION: May 7, 2014

Witness my hand this 24th day of September, 2015.

Mary K Roberge by Kenneth Killian Roberge

Mary K. Roberge, by Kenneth Killian Roberge, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of September, 2015, before me, appeared Kenneth Killian Roberge, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is Power of Attorney for Mary K. Roberge (a.k.a. Mary Killiam Roberge), and that said instrument was signed in behalf of said Mary Roberge as his/her free act and deed pursuant to a validly executed Specific Power of Attorney recorded simultaneously herewith in 20150925-0097837, Register's Office for Davidson County, TN.

WITNESS my hand and seal, this the 24th day of September, 2015.

Notary Public: _____

My commission expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206