BILL GARRETT, Davidson County
Trans:T20150096636 DEEDWARR
Recvd: 11/13/15 09:25 3 pgs
Fees:18.00 Taxes:1276.50
20151113-0115335

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.**

**TIMOTHY SCOTT THOMAS, et ux**

TO: WARRANTY DEED

**BRANDON THOMAS, a married man**

THIS WARRANTY DEED OF REALTY, executed as of the 30th day of October, 2015, by Grantors, **TIMOTHY SCOTT THOMAS and CATHERINE B. THOMAS,** husband and wife, to Grantee, **BRANDON THOMAS**, a married man, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 1-A, as shown on the map entitled Horizontal Property Regime Private Element Plat Glen Echo Townhomes, of record as Plat Book 7900, page 885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same realty conveyed to Grantors' in Instrument No. 20130426-0041531, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to their heirs and assigns against all lawful claims; subject to any matters of record; and (3) will give possession of said property with deed.

**Matthew J. Ellis**
**ATTORNEY AT LAW**
**BATSON NOLAN PLC**
**121 S. Third St.**
**Clarksville, TN 37032**
**(931) 647-1501**

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

**TIMOTHY SCOTT THOMAS**

**CATHERINE B. THOMAS**

Grantors

STATE OF TENNESSEE :

:

COUNTY OF Montgomery :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Timothy Scott Thomas and Catherine B. Thomas, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of November, 2015.

My Commission Expires:
1/16/18

DEBORAH L. FITZGERALD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Deborah L. Fitzgerald
Notary Public

Property Owners Name and Mailing Address:

Brandon Thomas
1716 B Glen Echo Rd
Nashville TN

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
1716 B Glen Echo Rd.
Nashville, TN. 37215

Map and Parcel No.
117-15-0B-001.00

STATE OF TENNESSEE,
DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 345,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant Timothy Scott Dun

Subscribed and sworn to before me this the 11th day of November, 2015.

Deborah L. Fitzgerald NOTARY PUBLIC

MY COMMISSION
EXPIRES: 1/16/18

