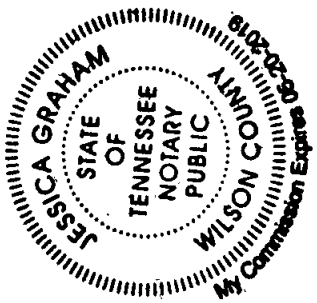
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of February 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James E. Thomas and Corina D. Thomas	BBMC Mortgage, LLC	044 11 0 101.00
(NAME)	(NAME)	
609 Hadley Ave	100 W. 22nd Street, #101	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lombard, IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Seven Thousand And No/100 Dollars ($137,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kevin D. Bebout, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James E. Thomas and Corina D. Thomas, 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 Davidson County, Tennessee, being all of Lot No. 120, on the plan of Section "A", Village of Old Hickory, as shown by plat appearing of record in Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kevin D. Bebout and wife, Randa A. Bebout by Warranty Deed from Richard C. Cooper and wife, Kimberly L. Cooper dated June 30, 2005 and recorded July 5, 2005 as Instrument No. 20050705-0076762, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kevin D. Bebout by Quitclaim Deed from Randa A. Bebout dated October 28, 2013 and recorded November 4, 2013 as Instrument No. 20131104-0114255, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-160260SSO

BILL GARRETT, Davidson County
Trans:T20160013758 DEEDWARR
Recvd: 02/19/16 09:52 2 pgs
Fees:13.00 Taxes:506.90

20160219-0015804

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 609 Hadley Ave, Old Hickory, TN 37138

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, has 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 .

Kevin D. Bebout

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Kevin D. Bebout, a single manthe within named bargainor, 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 official seal, this the 10th day of February, 2016.

SUSAN C. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:

(SEAL) 9-10-18

File Number: GRN-160260SSO