Davidson County DEEDWARR
Recvd: 02/23/16 14:53 4 pgs
Fees:23.00 Taxes:7030.00
20160223-0017269

#32729

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32729-11-2015** **Record & Return To:** **First Title and Escrow Company, Inc.** **3811 Bedford Avenue, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00. Alice M. Thomas Affiant Subscribed and sworn to before me this 5th day of February, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
H. Rodes Hart, Jr. Page E. Hart 425 Westview Ave. Nashville, TN 37205	New Owner	Map and Parcel No.: 116 15 0 013 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clarence S. Thomas and Alice M. Thomas, Co-Trustees of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H.Rodes Hart, Jr. and Page E. Hart, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 425 Westview Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of February, 2016.

Alice M. Thomas co-trustee

Alice M. Thomas, Co-Trustee of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013

C S Thomas Jr co-trustee

Clarence S. Thomas, Co-Trustee of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alice M. Thomas, Clarence S. Thomas, Co-Trustees of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 6 of Block 6 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as shown on a part of the Re-Subdivision of the same, of record in Book 974, page 4 and 5, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Westview Avenue at the corner of Lots 5 and 6; said point being 575 feet north of the north margin of Glen Eden Drive; thence westerly, with the line between said lots, 428 feet 8 inches to a point; which is 375 feet north of the north margin of Glen Eden Drive; thence northerly 147 feet to a point; thence easterly 100 feet to a point; thence northerly 53 feet to a point in the line between Lots 6 and 7; thence with the line between said lots easterly 327 feet 10 inches to the westerly margin of Westview Avenue; thence with the margin of same southerly 200 feet to the point of beginning.

Being the same property conveyed to Clarence Thomas and wife Alice Thomas, by deed dated November 1, 1974 from Ruth Rodemyer Weaver, surviving widow of Dempsey Wever, Jr., Deceased and tenant by the entirety of record in Book 4865, page 308, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 23, 2013 in Instrument No. 20131024-0110793 Register's Office for Davidson County, Tennessee, Clarence S. Thomas and wife Alice M. Thomas conveyed subject property to Clarence S. Thomas and Alice M. Thomas, Trustees of the Alice M. Thomas Revocable Trust. Clarence Thomas and Clarence S. Thomas are one and the same person and Alice Thomas and Alice M. Thomas are one and the same person.

This conveyance is made subject to:

1. 2016 State/County Taxes which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 116 15 0 013 00
2. 2016 City of Belle Meade Taxes which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 116 15 0 013 00
3. All matters appearing on the Plan of record as Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.
4. Easement for water main of record in Book 613, page 404 and in Book 924, page 24, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer of record in Book 5787, page 122, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

