WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033435 DEEDWARR
Recvd: 04/22/16 15:35 2 pgs
Fees:13.00 Taxes:397.75
20160422-0039552

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $107,500.00.

Affiant

Subscribed and sworn to me on April 22nd, 2016

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29313SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Allison Thompson 1402 Bell Trace Drive Antioch, TN 37013	new owner	162-16-0-059.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mayibuye Monanabela, a married person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Allison Thompson, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67A, Section Two of the Plan of Hickory Park Villas, Lot 67, Zone Lot Division, as of record in Plat Book 6250, page 740, Register's Office for Davidson County, Tennessee, to which Plat referenced is hereby made for a more particular description of said property.

Being the same property conveyed to Mayibuye Monanabela, by Warranty Deed from Barry Zeitlin and wife, Linda Zeitlin, of record as Instrument No. 20030715-0098585, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been used as primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Antioch City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Plan of record in Book 6250, page 740, Register's Office for Davidson County, Tennessee.
3. Charter of the Hickory Park Villas Homeowners' Association of record in Book 7891, page 217, Register's Office for Davidson County, Tennessee.
4. Grant of Easement to Piedmont National Gas Company, Inc., of record as Instrument No. 20120813-0072353, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1402 Bell Trace Drive, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 21 day of April, 2016.

M Monanabela

Mayibuye Monanabela

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April _____, 2016, before me personally appeared Mayibuye Monanabela to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 21, 2016.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017