WARRANTY DEED

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $471,000.00.

Affiant

Subscribed and sworn to me on May 20, 2016.

NOTARY PUBLIC

My Commission Expires: 8-20-2019

EMILY H. PROPHET
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 #29444SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy Thayer and Allison Thomas 4121 Aberdeen Road Nashville, TN 37205	Synovus Mortgage 2204 Lakeshore DR Ste 325 Birmingham, AL 35209	103-8-212

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, Erin Shea and William M. Gavigan, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Timothy Thayer, an unmarried man and Allison Thomas, an unmarried woman, as tenants in common with right of survivorship, 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. 62 of Block "I" on the Plan of Cherokee Park, Section No. 3, of record in Book 843, pages 2 and 3, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 60 feet on the southerly side of Aberdeen Road and runs back 144.05 feet on the westerly line and 141.03 feet on the easterly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Erin Y. Shea, unmarried, by Deed from John Stephen Wall, married, of record as Instrument No. 20090206-0010628 in the Register's Office for Davidson County, Tennessee.

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

1. 2016 Davidson County and Nashville 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. Matters shown on plan of record in Book 843, pages 2 and 3, in the Register's Office for Davidson County, Tennessee.
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. BL 2000-316, Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record.

BILL GARRETT, Davidson County
Trans:T20160043389 DEEDWARR
Recvd: 05/24/16 08:50 2 pgs
Fees:13.00 Taxes:1742.70
20160524-0051767

This property is also known as improved property located at 4121 Aberdeen Road, Nashville, TN 37205.

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 20th day of May, 2016.

Erin Shea

William M. Gavigan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 20, 2016, before me personally appeared Erin Shea to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on May 20, 2016.

NOTARY PUBLIC

My Commission Expires:

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 20, 2016, before me personally appeared William M. Gavigan to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal on May 20, 2016.

NOTARY PUBLIC

My Commission Expires:

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