Davidson County DEEDWARR
Recvd: 08/29/16 10:03 3 pgs
Fees:18.00 Taxes:1276.50
20160829-0089959

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2016.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC EVELYN WATKINS DAVIDSON COUNTY MY COMMISSION EXPIRES 11-05-2016

02-1607-49990

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Patrick Crouse	Pinnacle Bank	072-09-0-219.00
818 A Delmas Avenue	PO Box 331678	
Nashville TN 37216	Murfreesboro, TN 37133	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tommy Thomas and Gillian Thomas, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan Patrick Crouse**, hereinafter called the Grantees, their successors 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 Unit No. A, together with the appurtenant interest in the common elements of Delmas Downs, a horizontal property regime established by Declaration of Restrictive Covenants, of record in Instrument No. 20150519-0046044, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Restrictive Covenants, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Hubert O. Quinn by deed from Christina Murray and Robert Braswell, dated June 6, 2008, recorded June 17, 2008, of record in Instrument No. 20080617-0062400, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Tommy Thomas and Gillian Thomas, husband and wife by deed from Hubert O. Quinn and wife, Kathy Quinn, dated February 27, 2015, recorded March 2, 2015, of record in Instrument No. 20150302-0017953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 818 A Delmas Avenue, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 25th day of August, 2016.

Tommy Thomas

Gillian Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tommy Thomas and Gillian Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of August, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-12-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Amy Tidwell, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Rex Chamberlain [Name of Notary], a notary public for this county and state, Amy Tidwell [Name of person making certification] 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: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY