WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076138 DEEDWARR
Recvd: 08/31/16 10:46 2 pgs
Fees:13.00 Taxes:517.74
20160831-0091291

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,931.00

Lynn J Baldasch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Steverson	BancorpSouth Bank	182060A16800CO
(NAME)	(NAME)	
7488 Maggie Dr.	P. O. Box 3356	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tupelo MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Candace Harris Thrash and Myles Thrash,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dennis Steverson,** 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 Lot No. 165 on the Final Plat of Old Hickory Hills, Phase Two, Section One, as of record in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Candace Harris Thrash by Special Warranty Deed from Federal Home Loan Corporation, of record in Instrument No. 20150306-0019250, Register's office for Davidson County, Tennessee.

Myles Thrash, spouse of said Candace Harris Thrash joins in this conveyance to relinquish any and all rights he may have to the above described property, especially marital rights.

unimproved ☐

This is improved ☑ property, known as 7488 Maggie Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 30th day of August, 2016.

Candace Harris Thrash

Myles Thrash

State of Tennessee
County of Williamson

Personally appeared before me Candace Harris Thrash and Myles Thrash, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 11167

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018