WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/16 11:59 3 pgs
Fees:18.00 Taxes:296.00
20160909-0095097

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-23-19

(AFFIX SEAL)

NOTARY PUBLIC
AMY SHELTON
Notary Public, State of Florida
Commission# FF 243730
My comm. expires June 23, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George L. Thomas	George L. Thomas	073-07-0-208.00
(NAME)	(NAME)	
14444 Lebanon Rd.	14444 Lebanon Rd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Frank D. Damron, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George L. Thomas and Dora P. Thomas, Husband and Wife**, hereinafter called the GRANTEE(S), 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 all of Lo No. 55B Zone Lot Division of Lots 54, 55, 56, 57 and 58 of the Plan of Cabin Hill Subdivision, Section One, as shown in plat appearing in the Plat Book 6250, Page 154, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Franklin D. Damron, unmarried by Deed from Jack Kemp, Secretary of Housing and Urban Development as of record in Record Book 8306, Page 314, March 8, 1991, Register's Office for Davidson County, Tennessee.

Plan of record in Plat Book 6250, Page 154, Register's Office for Davidson County, Tennessee. Declaration of Covenants, conditions and Restrictions for Two Rivers Place of record in Book 6430, Page 5089, Register's Office for Davidson County, Tennessee. By-Laws of Two Rivers Place Owners Association of record in Book 6430, Page 530, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2220 B Cabin Hill Drive, Nashville, TN 37214

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of September 2016

Frank D. Damron

Frank D. Damron

State of FLORIDA
County of Citrus

Personally appeared before me Frank D. Damron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2016

Amy Shelton

Notary Public Amy Shelton
My Commission Expires: 6-23-19

AMY SHELTON
Notary Public, State of Florida
Commission# FF 243730
My comm. expires June 23, 2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY