(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20160084557 DEEDWARR
Recvd: 09/26/16 15:32 2 pgs
Fees:13.00 Taxes:888.00
20160926-0101478

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 240,000.00

Coleen Newcomb
Affiant

Subscribed and sworn to before me, this 15th day of September, 2016.

Notary Public

My commission expires:

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dawn Marie Thrasher **Ronnie J. Thrasher**	New owner	**063160B15100CO**
209 Tonya Court		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jamie J. Rice and Gerald O. Rice, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawn Marie Thrasher and Ronnie J. Thrasher, wife and husband as joint tenants

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:

Being Lot No. 233 on the plan of Hampton Park (F/K/A Chitwood Downs) of record in Plat Book 6900, page 405 as amended in Plat Book 6900, Pages 550, 551 & 552 further amended by Certificate of Correction of record in Book 7462, page 445; Surveyor's Certificate of Correction of record in Book 8110, Page 401 and amendment to plat of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie J. Kennedy, an unmarried woman and Gerald O. Rice, an unmarried man from William T. Clemons and wife, Dorothy T. Clemons by Warranty Deed dated January 29, 2010 and recorded in Instrument No. 20100628-0050331, Register's Office, Davidson County, Tennessee. Jamie J. Kennedy and Gerald O. Rice, having since married. Jamie J. Kennedy is now known as Jamie J. Rice.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 209 Tonya Court, Old Hickory, TN 37138.

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 in 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 hand(s) this 15th day of September, 2016.

Jamie J. Rice

Gerald O. Rice

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jamie J. Rice and Gerald O. Rice, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2016.

Notary Public

My Commission Expires: DEC 27 2017



