Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1610553

BILL GARRETT, Davidson County
Trans:T20160097682 DEEDWARR
Recvd: 11/04/16 09:06 2 pgs
Fees:13.00 Taxes:440.30
20161104-0116763

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

State of Tennessee
County of ~~Davidson~~ Rutherford
The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

~~Affiant~~

Subscribed and sworn to before me, this 3rd day of November, 2016.

Notary Public
My Commission Expires: 12/11/2018

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jane Bickford	Jane Bickford	073-07-0-204.00
2410 Robbie Court	2410 Robbie Court	
Nashville, TN 37214	Nashville, TN 37214	

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, David M. Thomas, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jane Bickford, single, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 38A, on the Zone Lot Division of Lots 22 thru 26, 38 & 39, Plan of Cabin Hill, Section 4, of record in Book 5200, page 795, amended in Book 6250, page 523 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David M. Thomas, unmarried, by Deed dated October 18. 2005 and recorded October 21, 2005, of record in Instrument No. 20051021-0126960, in the Register's Office for Davidson County, Tennessee.

The subject property is neither the principle residence of Grantor nor his spouse or any dependent.

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 _X_improved ___unimproved property known as 2410 Robbie Court, Nashville, TN 37214.

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 3rd day of November, 2016.

David M. Thomas

David M. Thomas

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David M. Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 3rd day of November, 2016.

Notary Public at Large
My Commission Expires: ~~10/24/17~~ 12/1/2018

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford