WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099664 DEEDWARR
Recvd: 11/10/16 12:17 2 pgs
Fees:13.00 Taxes:995.30
20161110-0119115

G-NPM-16-01110-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Una W Tilson	new owner	
(NAME)	(NAME)	**061-03-0-199.00**
1303 Parkview Terrace		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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 consideration, the receipt of which is hereby acknowledged, **SHAWN M. THOMSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UNA W TILSON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Map of Haysboro Estates, not of record, described as follows:

Beginning on the Southerly margin of Haysboro Road, at point 260 feet East of the Northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake et al, of record in Book 1422, page 187, Register's Office for said County, being the corner of Lot Nos. 4 and 5; thence with the line between said two lots Southwardly 202.2 feet; thence Westwardly 65 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots Northwardly 202.2 feet to the Southerly margin of Haysboro Road; thence with said Road Eastwardly 65 feet to the point of beginning.

Being the same property conveyed to Shawn M. Thomson, unmarried by Warranty deed from Stefanie Kapela Floyd and husband, John Michael Floyd of record in Instrument No. 20130430-0043236 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 30, 2013.

This conveyance is subject to:
- Taxes for subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1110 Haysboro Avenue , Nashville, Tennessee 37216-1406**.

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), their heirs and 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), 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 the 7th DAY OF NOVEMBER, 2016.

Shawn M. Thomson by Loy Carney
Attorney in Fact

Shawn M. Thomson by Loy Carney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHAWN M. THOMSON, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAWN M. THOMSON.

Witness my hand and official seal, this the 7th of November, 2016.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212