Davidson County DEEDWARR
Recvd: 12/02/16 16:15 3 pgs
Fees:18.00 Taxes:1905.50
20161202-0127030

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $515,000.00.

Lenora T. Thompson
Affiant

Subscribed and sworn to me on November 30th, 2016.

Notary Public

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 4-19-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29950SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jon M. Tate Amy L. Tate 6209 Melbourne Drive Nashville, TN 37215	Churchill Mtg 741 Old Hickory Blvd Ste 100 Brentwood, TN 37027	158-03-0-083.00 Part of 158-07-04

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenora T. Thompson and husband Dan Thompson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jon M. Tate and Amy L. Tate, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 38 as shown on the map entitled Forrest Trails, Section 2, of record in Plat Book 4675, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being of the same property conveyed to LENORA R. TAYLOR ET VIR DOUGLAS EUGENE TAYLOR, by deed from ROBERT W. HILL AND GLENDA G. HILL, of record in Book 5432, Page 609, dated April 27, 1979, said Register's Office. DOUGLAS EUGENE TAYLOR having since died, leaving LENORA R. TAYLOR, as surviving tenant by the entirety. Lenora R. Taylor having since remarried and is now known as Lenora T. Thompson.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 7099, Page 660, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Plat Book 4675, Page 45, said Register's Office.

3. Easement Agreement of record in Instrument No. 20130716-0073311 and Instrument No. 20130605-0056771, said Register's Office.
4. Sanitary Sewer and Storm Drainage Easement of record in Book 7225, Page 275, said Register's Office.
5. Subject to terms and conditions of Book 7099, Page 660, said Register's Office.
6. Grant of Transmission Easement in Instrument No. 20130129-0009237, said Register's Office.
7. Driveway Easement of record as Instrument No. 20161202-0127029, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6209 Melbourne Drive, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 30th day of November, 2016.

Lenora T. Thompson

Dan Thompson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lenora T. Thompson and Dan Thompson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 30th, 2016.

NOTARY PUBLIC

My Commission Expires: 9/11/17

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Karen Felts, 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.

Karen Felts
Signature

State of TN

County of Dickson

Personally appeared before me, Charlotte A Burbank [Name of Notary], a notary public for this county and state, Karen Felts [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Charlotte A Burbank
Notary's Signature

My Commission Expires:

{Notary' Seal}

