THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33355-11-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $579,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2016. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Timothy A. Sinks, Catherine N. Sinks 1106 Chickering Park Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 144 06 0 030 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan C. Thomas, a single man, and Caroline Lindsay Lewis, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy A. Sinks and Catherine Norvell, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1106 Chickering Park Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160111180 DEEDWARR
Recvd: 12/19/16 10:29 3 pgs
Fees:18.00 Taxes:2142.30
20161219-0132749

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2016.

Alan C. Thomas

Caroline Lindsay Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alan C. Thomas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caroline Lindsay Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section Two, Chickering Park, of record in Plat Book 2663, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alan C. Thomas and Caroline Lindsey Lewis, husband and wife, by deed dated June 21, 2013 from Robert Van Dervoort and wife, Virginia Van Dervoort, of record in Instrument No. 20130625-0065209, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree filed in Docket No. 15D365, Third Circuit Court for Davidson County, Tennessee. Caroline Lindsey Lewis is one and the same as Caroline Lindsay Lewis.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 144 06 0 030 00.
2. All matters appearing on the Plan of record as Book 2663, page 73, Register's Office for Davidson County, Tennessee.