29216-8

Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16119871

BILL GARRETT, Davidson County
Trans:T20160111916 DEEDWARR
Recvd: 12/20/16 12:11 2 pgs
Fees:13.00 Taxes:1420.80
20161220-0133612

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $384,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2016.

Notary Public
My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Almond	F&M Bank, a banking corp.	Tax Parcel ID No.
2332 Forest Lake Dr	50 Franklin Street	180040A17600CO
Nashville, TN 37211-7026	Clarksville, TN 37040	

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, **Chad S. Thomas and wife Karen M. Thomas** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Katherine Almond, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Highland Creek, a planned unit development, Section Five of record in Instrument No. 20040915-0111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Chad S. Thomas and wife Karen M. Thomas by Warranty Deed from Classic Homes BOS, LP, recorded on the 11th day of July, 2005 in Instrument No. 20050711-0079915, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLAND CREEK, SECTION FIVE, as recorded in Instrument No. 20040915-0111296.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11568, Page 311, supplemented at Instrument No. 200004130037474.

Terms and provisions of by-Laws of Highland Creek Homeowner's Association, Inc. recorded in Book 11568, Page 301.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government, recorded in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732.

Ingress and Egress (Not Cemetery) recorded in Book 5266, Page 40.

Storm Water Detention Agreement recorded in Book 11338, Page 738.

This is improved property located at 2332 Forest Lake Dr Nashville, TN 37211-7026.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2016.

Chad S. Thomas

Karen M. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad S. Thomas and Karen M. Thomas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018