WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN A. BELL, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCT 10 2019

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Everett and Nancy Thompson Revocable Living Trust	Everett Thompson	104023M20200CO
(NAME)	(NAME)	
204 Acklen Park Dr., Unit No. 202	4173 DEERBROOK WAY SW	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	LILBURN GA 30047	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT 204 Acklen LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett and Nancy Thompson Revocable Living Trust, dated September 30,2016., THEIR HEIRS AND ASSIGNS, A 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. 114, ON THE REVISED MAP OF WEST END PARK, AS OF RECORD IN BOOK 421, PAGES 82 AND 83, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 114 FRONTS 75.5 FEET ON THE NORTHERLY SIDE OF ACKLEN PARK DRIVE, FORMERLY GRAND AVENUE OR 33RD AVENUE NORTH AND RUNS BACK 141.1 FEET ON THE WESTERLY LINE AND 125.5 FEET ON THE EASTERLY LINE WITH THE WESTERLY MARGIN OF AN ALLEY TO AN ALLEY IN THE REAR AND SHOWS 73 FEET ON SAID REAR ALLEY.

BEING THE SAME PROPERTY CONVEYED TO 204 ACKLEN LLC BY WARRANTY DEED FROM WILLS-BROOKS INVESTMENT, LP, DATED AUGUST 8, 2014, OF RECORD IN INSTRUMENT NO. 20140808-0071813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 204 ACKLEN PARK DR. UNIT NO. 202, NASHVILLE, TENNESSEE 37203.

Davidson County DEEDWARR
Recvd: 12/29/16 10:19 3 pgs
Fees:18.00 Taxes:1813.00
20161229-0136749

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 204 Acklen Park Dr., Unit No. 202 Nashville TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 our hands 12/22/16.

MEMBER
204 Acklen LLC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, GREG SMITH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the MEMBER of 204 Acklen LLC, the within named bargainor, a limited liability company, and he as such MEMBER being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 204 Acklen LLC by himself as MEMBER

Witness my hand and official seal at Nashville, Tennessee, this 22 day of Dec, 2016.

Notary Public
My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON