File Box 8

NEW OWNER:

James J. Fason, III
401 Bowling Avenue
Unit 93
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1175

SEND TAX BILLS TO:

~~New Owner~~
U.S. BANK NATIONAL ASSOCIATION
7601 PENN AVE. SOUTH SUITE A1
RICHFIELD, MN 55423

104-13-0B-085.00-CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170017822 DEEDWARR
Recvd: 03/01/17 14:24 2 pgs
Fees:13.00 Taxes:1463.35
20170301-0020388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Five Thousand Five Hundred and 00/100 Dollars ($395,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRANDON J. THOMPSON, A MARRIED MAN**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAMES J. FASON, III UNMARRIED** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Site No. 85 (Unit 93) on the Plan of Richmeade Place, Section 6, a Planned Unit Development, of record in Book 5210, Page 357, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **February, 2017**.

BRANDON J. THOMPSON

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~WILSON~~ Douglas

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRANDON J. THOMPSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of **February, 2017**.

NOTARY PUBLIC - State of Kansas
ASHLEY GROVE
My Appt. Expires 2/17/2021

NOTARY PUBLIC

My commission expires: 2/17/2021

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The actual consideration or value, whichever is greater, for this transfer is $ **395,500.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of **February, 2017**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020