NEW OWNER:
NANCY CLEPPE
~~4003 KENNEDY AVE~~
~~NASHVILLE, TN 37216~~
Same as below

SEND TAX BILLS TO: Nancy Cleppe
~~4~~ 4921 Bethesda Duplex Rd.
College Grove, TN
37064

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 17-0171

Map: 061
Group: 16
Parcel: 184.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 03/03/17 11:18 4 pgs
Fees:23.00 Taxes:1036.00
20170303-0021284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES EDWIN THOMPSON and wife, NANCY L. THOMPSON,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NANCY CLEPPE, a married woman, and HAROLD WEIGEL, a married man, as tenants in common,** ("Grantee"), their heirs 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 located in DAVIDSON County, Tennessee, and being known and designated as parts of Lot Nos. 49, 50, 51 and 52 of Block "C" on the Map of Re-subdivision of Sunnymeade, as shown on the plat of the same of record in Book 974, Pages 56 and 57, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made, and being described together according to a survey made by T.R. Sanford, Surveyor, June 16, 1959, as follows:
>
> BEGINNING on the westerly margin of Kennedy Street at a point 175 feet north of the northerly margin of Ardee Avenue; thence westwardly and parallel with the northerly margin of Ardee Avenue, 98.2 feet to the line between Lot Nos. 50 and 51; thence with said line, northwardly 25 feet; thence westwardly and parallel with the northerly margin of Ardee Avenue, 100 feet to the line between Lot Nos. 48 and 49; thence with said line, northwardly 54.4 feet to the southwest corner of the property conveyed to

RECORDED ELECTRONICALLY
ID _____ County _____
Date _____ Time _____
simplifile www.simplifile.com 800.460.5657

Mrs. Martha Miner, by Deed from T.W. Lunsford and wife, of record in Book 1914, Page 619, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Miner property, eastwardly 195.8 feet to the westerly margin of Kennedy Street; thence with said Street, southwardly 79.4 feet to the beginning.

Being the same property conveyed to CHARLES EDWIN THOMPSON and wife, NANCY L. THOMPSON by Warranty Deed from Waverly G. Bryan and wife, Jean K. Bryan, dated November 23, 1979, and of record in Book 5536, Page 571, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 4003 KENNEDY AVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 matters shown on the plat of record at Plat Book 974, Page 56, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of March, 2017.

Charles Edwin Thompson
CHARLES EDWIN THOMPSON

By: Barry Bryan, Attorney in Fact
Barry Bryan, pursuant to Power of Attorney
of record in Instrument No. 20170303-0021283
RODC, Tennessee.

Nancy L. Thompson
NANCY L. THOMPSON

By: Barry Bryan, Attorney in Fact
Barry Bryan, pursuant to Power of Attorney
of record in Instrument No. 20170303-0021283
RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARRY BRYAN**, 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 on behalf of, and as attorney-in-fact for, **CHARLES EDWIN THOMPSON and NANCY L. THOMPSON** the within-named bargainors, as the free act and deed of the said **CHARLES EDWIN THOMPSON and NANCY L. THOMPSON**

WITNESS my hand and official seal at office this 1st day of March, 2017.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of March, 2017.

NOTARY PUBLIC

My commission expires: 5.25.20

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

