WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36469

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Kimberly Annette Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Annette Thomas	First Community Mortgage, Inc	161-10-OB-012.00
(NAME)	(NAME)	
712 Ashfield Court	262 Robert Rose Dr, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170033743 DEEDWARR
Recvd: 04/21/17 10:57 2 pgs
Fees:13.00 Taxes:928.70
20170421-0039297

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cary Sean Shrapnel, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kimberly Annette Thomas, a single person**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 203 on the Plan of Phase Five, Villages of Brentwood, of record in Plat Book 6900, Page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cary Sean Shrapnel by Deed from John E. Condon and wife, Sherry C. Condon, dated 05/27/2004, recorded 06/03/2004, of record in Instrument No. 20040603- 0065296, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2017 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 6900, Page 896, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6143, Page 11, Book 7834, Page 676, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Articles of Incorporation of Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 712 Ashfield Court, Nashville, TN 37211
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 my hand this 18 day of April, 2017

Cary Sean Shrapnel by Dierdre Russell attorney in fact

Cary Sean Shrapnel by Dierdre Russell
Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dierdre Russell, with whom I am personally acquainted and who proved herself to be the Attorney-in-Fact for Cary Sean Shrapnel, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of April, 2017.

Notary Public K. Thomas Sidwell
My Commission Expires: 7/11/17

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064