BILL GARRETT, Davidson County
Trans:T20170041056 DEEDWARR
Recvd: 05/15/17 10:37 2 pgs
Fees:13.00 Taxes:832.50
20170515-0047832

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on 05/05/17.

NOTARY PUBLIC
My Commission Expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE.

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Donald F Thompson 4402 Nevada Ave Nashville, TN 37209-3634	Donald F Thompson 4402 Nevada Ave Nashville, TN 37209-3634	103-02-148.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Leslie Ann Raymaker, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Donald F. Thompson and wife, Alicia Deran Thompson, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 25 on the Map of the C. C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee and described according to a copy of a survey by Buford Winn, on November 5, 1951, as follows:

Beginning at a point in the West margin of Rural Avenue, at an iron pin, the Northeast corner of the property of Lula B. White; thence along White's North line, North 86° 10' West 215.8 feet to an iron pin at the Southeast corner of property conveyed to Billy Byron Grissim and wife, Helen D. Grissim, by deed of record in Book 2030, Page 303, said Register's Office; thence along Grissim's East line, North 10° 20' West 49.8 feet to the Grissim's Northeast corner at an iron pin in the South line of the property conveyed to E. C. Wilkinson's South line, South 86° 30' East, 213.4 feet to an iron pin in the West margin of Rural Avenue; thence with the margin of the same, Southerly 49.8 feet to the point of beginning.

Being the same property conveyed by Executrix's Deed from Leslie Ann Raymaker, individually and as Executrix of the Estate of Reba M. Raymaker to Leslie Ann Raymaker, as recorded on the 24th day of July, 2013 in Instrument No. 20130724-0076667 and Warranty Deed from Benjamin F. Hutcherson and wife, Imogene S. Hutcherson to Reba M. Raymaker, a single person, as recorded on the 23rd day of March, 1981 in Deed Book 5724, Page 172, in the Register's Office of Davidson County, Tennessee.

This is Improved property, known as 177 RURAL AVENUE Nashville, TN 37209

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 05/05/17.

Leslie Ann Raymaker

Leslie Ann Raymaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/05/17, before me personally appeared Leslie Ann Raymaker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 05/05/17.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY