17-CD-085

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20170042834 DEEDWARR
Recvd: 05/19/17 11:52 2 pgs
Fees: 13.00 Taxes: 4810.00

20170519-0049965

SUZANNE THOMAS
NOTARY PUBLIC
TENNESSEE
My Comm. Exp.
March 18, 2019
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Annika Truman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2017.

Suzanne Thomas
Notary Public

MY COMMISSION EXPIRES: 3-18-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 17-cd-085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James R.D. Ward and Jennifer E. Ward,	Peoples Home Equity	
(NAME)	(NAME)	
720 Summerly Drive	170 N seven Oaks Drive	10212009900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Thousand And No/100 Dollars ($1,300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THUNDER RIVER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R.D. WARD AND JENNIFER E. WARD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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. 273 on the Plan of Hillwood Estates, Section 11 as of record in Book 2663, page 38, Register's Office for said County.

Said Lot No. 273 fronts 135 feet on the northerly line of Summerly Drive and extends back between parallel lines 390 feet to a dead line.

Being the same property conveyed to Thunder River Construction, LLC, a Tennessee limited liability company, by Warranty Deed, from Adele C. Berkon and husband, Roy S. Berkon, dated April 22, 2015, recorded April 24, 2015, of record in Instrument No. 20150524-0036934, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 720 Summerly Drive, Nashville, TN 37209
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Thunder River Construction, LLC this 17 day of May, 2017.

Thunder River Construction, LLC

BY: _____
Michael L Ellsworth
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Suzanne Thomas, a Notary Public of said State and County aforesaid, personally appeared Michael L. Ellsworth with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member of Thunder River Construction, LLC the within named bargainor, a limited liability company and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member

Witness my hand and official seal at Franklin, Tennessee this 17 day of May, 2017.

Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

_____
Notary Public