Davidson County DEEDWARR
Recvd: 06/14/17 11:50 3 pgs
Fees:18.00 Taxes:592.00
20170614-0059702

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$165,000.00~~ 160,000.00ap
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th day of June, 2017. Stacey Denson Palmer
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia S. Haymer 1907 Hailey Ave. Nashville, TN 37218	NationsLending Corporation 4 Summit Park Dr., Ste 200 Independence OH 44131	081-01-006.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kathleen S. Thompson, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alicia S. Haymer, an unmarried woman

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 the southwesterly part of Lot No. 45 and the northeasterly part of Lot No. 45 on the Plan of Haley's Subdivision of part of Block No. 5 in G.T. Sheegog's Subdivision of Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, being Lot No. 22 of Block "B" on an unregistered plan of Haley's Subdivision of part of Block 5 in Sheegog's Subdivision, described according to a survey made by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the northwesterly margin of Haley Avenue at a point 347.2 feet, more or less, southwest of the southwesterly margin of River Drive, said point being the corner of Lots Nos. 22 and 23 on said unregistered plan; thence with the line between said two lots northwestwardly 150 feet; thence at right angles southwestwardly 6.5 feet to the corner of Lots No. 21 and 22 of said unregistered plan; thence with the line between said two lots, southeastwardly 150 feet to the northwesterly margin of Hailey Avenue; thence with said Avenue northeasterly 66.5 feet to the beginning.

Being the same property conveyed to Kathleen S. Thompson, a married person, by Warranty Deed from Veran A. Fairrow, dated October 31, 2007, of record in Instrument Number 20071105-0129922, Register's Office for Davidson County, TN.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number **20170614-0059701**, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 547, Page 155, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1907 Hailey Ave., Nashville, TN 37218**
(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 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.

Witness my hand(s) this 9 day of June, 2017.

Kathleen S. Thompson by Ethan Thompson, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethan Thompson, Attorney-in-Fact for Kathleen S. Thompson, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Kathleen S. Thompson for the purposes therein contained.

WITNESS my hand and official seal this 9th day of June, 2017.

Notary Public

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Please Record and Return To
SIGNATURE TITLE SERVICES LLC
1517 Hunt Club Blvd
Ste 200
Gallatin, TN 37066

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

