29853-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061590 DEEDWARR
Recvd: 07/19/17 09:21 2 pgs
Fees:13.00 Taxes:1239.50
20170719-0072581

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $335,000.00.

Affiant

Subscribed and sworn to before me this 14th day of July, 2017.

Anna Agee
Notary Public
My Commission expires: 5-8-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adam Grady Thomas	InterLinc Mortgage Services, LLC	142-11-140
7124 Birch Bark Drive	10613 West Sam Houston Pkwy, N Ste 200	
Nashville, TN 37221	Houston, TX 77064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anne M. Shepler, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adam Grady Thomas and Bridget Nolan Thomas, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

All that certain parcel of land situated in the County of Davidson, State of Tennessee more particularly described as follows: Being Lot No. 8, Valley West, Section 5, as of record in Book 4175, Page 64, as corrected in Book 4485, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne M. Shepler, unmarried, from Michael Jacob Brown and Margaret Williams Brown, by deed on June 25, 2013, of record in Instrument Number 20130627-0066343, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 64 and corrected in Book 4485, Page 36, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7124 Birch Bark Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this July 14, 2017.

Anne M. Shepler

STATE OF Pennsylvania

COUNTY OF Allegheny

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anne M. Shepler** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2017

Notary Public

My commission expires 8/4/2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patricia L. Zrimsek, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Aug. 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES