BILL GARRETT, Davidson County
Trans:T20170062607 DEEDWARR
Recvd: 07/21/17 10:35 2 pgs
Fees:13.00 Taxes:518.00
20170721-0073892

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of July, 2017, by and between Mamie R. Evans, unmarried, party of the first part, and Cindy Thompson, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section I, Haynes Manor, of record in Book 3600, Page 85, Register's Office for said County.

Said Lot No. 34 fronts 65 feet on the northerly side of Moorman's Arm Road and extends back 97.2 feet on the easterly line and 142.2 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 79.9 feet.

Being all or part of the same property conveyed to Mamie R. Evans by virtue of that certain Quit Claim Deed dated April 17, 2007, and being of record at Instrument No. 20070427-0050644 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Floyd Thompson, Jr. by virtue of Warranty Deed dated May 6, 1967 at Instrument No. Book 4131, Page 197 in the said Register's Office.

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 assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mamie R Evans by Memorie White, Attorney In Fact

Mamie R. Evans by Memorie White, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2017, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mamie R Evans, and who acknowledged that he executed the same as the free act and deed of Mamie R Evans.

WITNESS my hand and official seal at office this 14 day of July, 2017.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ashlee D Page
Notary Public
My Commission Expires: 9/10/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Memorie White, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Mamie R Evans, the principal.

This 14 day of July, 2017.

Memorie White

Sworn to and subscribed before me by Memorie White this 14 day of July, 2017.

Notary Public
My Commission Expires 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Cindy Thompson
734 Moormans Arm Road
Nashville, TN 37207

Tax Parcel No 05914006400

Property Address: 734 Moormans Arm Rd.
Nashville, TN 37207

MAIL TAX BILLS TO: New Owner

Firm File #: 20170726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cindy Thompson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of July, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY