THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712764**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2017. Notary Public My Commission Expires: 1-10-2021

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Davidson County DEEDWARR
Recvd: 08/04/17 11:30 3 pgs
Fees:18.00 Taxes:1850.00
20170804-0079873

WARRANTY DEED

Address New Owner: Christine Gasper 931 Forest Acres Court Nashville TN 37220	Send Tax Bills To: same	Tax Information: Tax Parcel ID No. 160-01-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas B. Thomason and wife, Leonora S. Thomason** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christine Gasper**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Subdivision of Lots 6 & 7, Forest Acres, Section IV of record in Plat at Instrument No. 20130108-0002253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas B. Thomason and wife, Leonora S. Thomason by Warranty deed from Leon S. Robinson and wife, Greta Robinson of record in Book 10218, page 782, Register's Office for Davidson County, Tennessee, dated October 04, 1996 and recorded on October 08, 1996.

AND
Being the same property conveyed to Douglas B. Thomason and wife Leonora S. Thomason by Quitclaim deed from The KRS Revocable Trust U/T/A dated October, 2010 of record in Instrument No. 20130109-0002894 Register's Office for Davidson County, Tennessee, dated December 26, 2012 and recorded on January 09, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20130108-0002253, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 2633, Page 581, as amended in Book 2646, Page 75, Book 2691, Page 249, Book 2929, Page 589, and Book 3402, Page 135, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national

origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 931 Forest Acres Court Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of August, 2017.

Douglas B. Thomason

Leonora S. Thomason

STATE OF Alabama)
COUNTY OF Mobile)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas B. Thomason and Leonora S. Thomason, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2017.

Notary Public
My Commission Expires: 01/04/2021

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 4th day of Aug., 2017

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY