WARRANTY DEED

File #17278

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: May 03, 2020

(AFFIX SEAL)

OFFICIAL STAMP
GARY STEPHEN MILLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 950012
MY COMMISSION EXPIRES MAY 03, 2020

BILL GARRETT, Davidson County
Trans: T20170069244 DEEDWARR
Recvd: 08/10/17 11:16 3 pgs
Fees: 18.00 Taxes: 1036.00
20170810-0082006

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey R. Whitt	New owner	-147-14-0-148.00
(NAME)	(NAME)	
593 Hill Creek Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Spencer Charles Thomas, a married man and Gregory Thomas, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey R. Whitt, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 420 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, and amended in Book 3822, Page 71, 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 Spencer Charles Thomas, a married man as to a 79.990472% undivided interest and Gregory S. Thomas, married as to a 20.009528% undivided interest, as tenants in common by Quitclaim deed from Spencer Charles Thomas, and Devon Jarrell Thomas, husband and wife as to a 79.990472% undivided interest of record in Instrument No. 20161222-0134822 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on December 22, 2016. The subject property was not the principal residence of the Grantors herein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 593 Hill Creek Drive, Nashville, TN 37211

(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 this 31st day of July, 2017.

OFFICIAL STAMP
GARY STEPHEN MILLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 950012
MY COMMISSION EXPIRES MAY 03, 2020

Spencer Charles Thomas

STATE OF OR

COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Spencer Charles Thomas, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017

My Commission Expires: May 03 2020

Notary Public

Gregory Thomas

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Gregory Thomas, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017

My Commission Expires: ~~May 03 2020~~

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

OFFICIAL STAMP
GARY STEPHEN MILLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 950012
MY COMMISSION EXPIRES MAY 03, 2020

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 this 31st day of July, 2017.

⊗ _____
Spencer Charles Thomas

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Spencer Charles Thomas, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017

My Commission Expires:_____ _____
Notary Public

⊗ Gregory S. Thomas
Gregory Thomas

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Gregory Thomas, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017

Scott M Thomas
Notary Public - Arizona
Maricopa County
My Commission Expires
October 8, 2018

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027