NEW OWNER:
ANTHONY THORNTON
2732 AIRWOOD DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
Highlands Residential Mortgage, LTD
12001 N. Central Expressway, Ste. 750
Dallas, TX 75243

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1271

Map & Parcel
095120A204.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 08/17/17 14:53 4 pgs
Fees:23.00 Taxes:850.63
20170817-0084745

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($229,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN C. LODES, IV, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANTHONY THORNTON and MEGAN MORRIS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 30 on the Plan of Lakeland, Phase Two, Section Two, as shown on the plat of the same of record in Plat Book 7900, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JOHN C. LODES, IV by Warranty Deed from Gary L. Mraz and wife, Deborah Mraz, dated July 15, 2009, and of record in Instrument No. 20090720-0067791, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2732 AIRWOOD DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 103, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, KIMMER M. LODES, wife of the said JOHN C. LODES, IV, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of August, 2017.

JOHN C. LODES, IV

KIMMER M. LODES

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN C. LODES, IV and KIMMER M. LODES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$229,900.00.**

Jamie Avery
AFFIANT

Sworn to and subscribed to before me this 16th day of August, 2017.

NOTARY PUBLIC

My commission expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

