Prepared By:
Record and Return To:
Chapman & Re...
2002 Richard Jo...
Nashville, TN 37215

This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

LTE No.: 12250 File No.: 445405

BILL GARRETT, Davidson County
Trans:T20170072966 DEEDWARRSP
Recvd: 08/23/17 08:38 2 pgs
Fees:13.00 Taxes:3185.70
20170823-0086352

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 21st **day of** August 2017, by and between **American International Relocation Solutions** , parties of the first part, and Frank Thomasson and Kelsey Thomasson, *, party of the second part,

*husband and wife

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Lots 110 to 113 inclusive in West End Annex, including a strip South of 6th Ave., and North of said Lots and a triangular lot in Sylvan Park Subdivision lying East of Lot No. 6, Block 1 in said plan, of record in Plat Book 421, Page 79, 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 parties of the first part, herein shown in:
Book , Page No. : or Instrument No. 20170823-0086351 : in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # 10304013100
☐ Unimproved OR
☑ Improved property located at: 4301 Wyoming Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

American International Relocation Solutions

By: _____
Name: Glynn G Pollack
Title: Agent

State of Connecticut

County of Fairfield

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Ellen G Polack with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the Agent of **American International Relocation Solutions**, the within named bargainer, a limited liability company, and that as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such Agent of **American International Relocation Solutions**.

Witness my hand and Notarial Seal at office this 14th **day of** August 2017.

Laura C Ansel
Notary Public

My Commission Expires: 12/31/2017

LAURA C ANSEL NOTARY PUBLIC CONNECTICUT

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Owner Name: Frank Thomasson and Kelsey Thomasson

and Address:	**4301 Wyoming Ave., Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Frank Thomasson and Kelsey Thomasson

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 861,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

KG
Affiant

Subscribed and sworn to before me this 21st **day of** August 2017, _____.

Notary Public

My Commission Expires: _____

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017