WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/17 15:11 2 pgs
Fees:13.00 Taxes:1627.63
20170829-0088809

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy J. Thomas Michelle L. Thomas	Geona Bank	180-03-0A-51.00
(NAME) 6956 Stone Run Drive	(NAME) 801 Main St	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Genoa OHio 43430	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John H. Ehlman and Joann D. Ehlman, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Thomas and Michelle L. Thomas, husband and wife,** hereinafter called the GRANTEES, their 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. 22 on the Plan of Section 2-A of Stone Creek Park of record in Book 9700, page 669, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John H. Ehlman and spouse Joann Ehlman by deed from Jeffrey W. Bridges and spouse Lisa H. Bridges dated December 1, 2006 and filed for record December 5, 2006 as Instrument No. 20061205-0150019 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat book 9700, page 669, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 10324, page 365 Book 10953, page 804, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Book 10951, page 704, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 6956 Stone Run 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/our hands this 28th day of August, 2017.

John H. Ehlman by Darrell Robertson his attorney in fact

John H. Ehlman by Darrell Robertson, his attorney in fact

Joann D. Ehlman by Darrell Robertson her attorney in fact

Joann D. Ehlman, by Darrell Robertson, her attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Robertson, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of John H. Ehlman and Joann D. Ehlman, and acknowledged that he executed the same as the free act and deed of the said John H. Ehlman and Joann D. Ehlman, and for the purposes therein contained by virtue of a Power of Attorney duly executed by John Ehlman and Joann Ehlman and appearing of record as Instrument No. 20170829-0088807 and 20170829-0088808 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal this 28th day of August, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201708028

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON