BILL GARRETT, Davidson County
Trans:T20170075742 DEEDWARR
Recvd: 08/30/17 11:36 2 pgs
Fees:13.00 Taxes:932.40
20170830-0089216

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $252,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of August, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brian Thomas and Trinity Thomas	US Bank, N.A.	063160A20600CO
(NAME)	(NAME)	
1404 Aaronwood Drive	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Owensboro, KY 42301	

Warranty Deed

For and in Consideration of the sum of $252,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Andrea N. Williams Fuqua and Charles Robert Miles Fuqua, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brian Thomas and Trinity Thomas, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described as Lot No. 288 on the Plan of Hampton Park (formerly Chitwood Downs, a planned unit development) of record in Plat Book 6900, Page 550, 551 and 552, and certificate of correction of record in Book 7462, Page 445, and by amendement to change name of record in Book 8181, page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Andrea N. Williams and Charles Robert Miles Fuqua, both unmarried by deed from M. Brian Hollifield and wife, Lisa M. Hollifield, of record in Instrument No. 20090615-0055313, said Register's Office. The said Andrea N. Williams having since married and is now know as Amanda N. Williams Fuqua.

This property is __unimproved _X_improved property known as: 1404 Aaronwood Drive, Old Hickory, TN 37138.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of August, 2017.

Andrea N. Williams Fuqua by
Charles Robert Miles Fuqua, her attorney-in-fact.

her attorney-in-fact

Charles Robert Miles Fuqua

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea N. Williams Fuqua and Charles Robert Miles Fuqua, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2017.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Charles Robert Miles Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Andrea N. Williams Fuqua and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20170830-0089215 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of August, 2017.

Notary Public
My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122