WARRANTY DEED

Bill Garrett Davidson County
Batch# 8810 DEEDWARR
10/05/2017 10:19:35 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20171005-0102301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Colton and Macayla Thomas	New Owner	01816011100
(NAME)	(NAME)	
549 Moncrief Ave.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GLEN M. DAVIS AND MARSHA J. DAVIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COLTON THOMAS AND MACAYLA THOMAS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th Civil District in the City of Goodlettsville, described according to a survey made by Richard B. Omohundro, Surveyor, May 5, 1962, as follows:

Beginning at an iron pin in the Easterly margin of Moncrief Avenue, thence running South 68 deg. 53 min. East 25.1 feet to an iron pin thence North 89 deg. 47 min. East 99 feet to an iron pin; thence South 84 deg. 23 min. East 200 feet to an iron pin; thence South 71 deg. 3 min. East 157.3 feet to an iron pin in Coley's line; thence South 3 deg 15 min. West 79.5 feet to an iron pin, a corner to Woods property; thence North 80 deg. West 314 feet, more or less, to a 10 inch Elm; thence North 83 deg. 40 min. West 147.1 feet to an iron pin; thence South 61 deg. 30 min. West 19.5 feet to an iron pin; thence North 28 deg. 58 min. West 52 feet to an iron pin the Easterly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue North 30 deg. 32 min. East 59.2 feet to the beginning.

Being the same property conveyed to Glen M. Davis and wife, Marsha J. Davis by deed from Brent E. Lanius, of record in Instrument Number 20070713-0083889, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD AND EASEMENTS, IF ANY, THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 549 Moncrief Ave., Goodlettsville, TN 37072
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hands this 3rd day of October, 2017.

Glen M. Davis

Marsha J. Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of October, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Glen M. Davis and Marsha J. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public,

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115