30164-8 Box 14

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1095HV

Bill Garrett Davidson County
Batch# 18873 DEEDWARR
10/27/2017 10:02:40 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70

20171027-0110278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October, 2017.

Anna Agee
Notary Public
Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Brasel 5287 Lickton Pike Goodlettsville, TN 37072	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	023-00-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeffery Scott Thomas, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Brasel and Carolyn Brasel, 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 the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, located about 10 miles north of the City of Nashville, on the waters of Whites Creek, being part of Lot No. 5 on the Plan of a partition of the lands of John Cummings, deceased, described according to a survey made by T. R. Sanford, Surveyor, July 28, 1956, as follows:

BEGINNING in the center of Lickton Pike in the original northerly line of the 64-acre tract known as Lot No. 5 on the Plan of the partition of the John Cummings lands; being the northerly line of the property conveyed to Fred True and wife, by deed from J. B. True, of record in Book 1338, Page 388, Register's Office for said County; thence along his northerly line and with an old fence and tree line 84 degrees 59 minutes East 381.9 feet to an iron pin in the center of Whites Creek, being the northeast corner of said Lot No. 5; thence with the center of said Creek South 5 degrees 12 minutes West 237.9 feet to an iron pin; thence North 81 degrees 20 minutes West 394.7 feet to a spike in the center of said Lickton Pike; thence with the center of same North 8° 30' East 213 feet to the beginning.

BEING the same property conveyed to Jeffery Scott Thomas, a married man, by Warranty Deed from Robin A. Horton-Loringer, Hallie C. Horton Windt and Amanda Cummings Horton, dated 11/6/13 and recorded 11/12/13 in Instrument Number 20131112-0116809, Register's Office for Davidson County, Tennessee.

Courtney Thomas, spouse of Jeffery Scott Thomas, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5287 Lickton Pike, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of October, 2017.

Jeffery Scott Thomas

Courtney Thomas

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffery Scott Thomas and Courtney Thomas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of October, 2017.



(Notary Seal)

Notary Public
My Commission Expires: 9-22-20