#12689

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

R-Z-17-01209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcus Hayes	New owner	
7153 Riverfront (NAME) Drive ~~1209 Meharry Boulevard~~ Nashville, TN	(NAME)	081-16-0-482.00
(ADDRESS) ~~Nashville, TN 37208~~	37221 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS B. THOMASON AND LEONORA S. THOMASON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS HAYES, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West 16 2/3 feet of Lot No. 26 and the Easterly 16 2/3 feet of Lot No. 27 on the Plan of Harding's First Addition of record in Plat Book 19, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of lots adjoin and front together 33 1/3 feet on the Southerly side of Harding Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Douglas B. Thomason and Leonora S. Thomason by Special Warranty deed from U S Bank NA f/k/a First Bank NA Trust U/A 09-01-97 (EQCC Home Equity 1997-3) of record in Instrument No. 20041105-0133440 Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on November 05, 2004. (Value of consideration shown in aforementioned deed $25,501.00.)

This conveyance is subject to:
- Taxes for the year 2018 taxes and subsequent years.
- Plan of record in Map Book 19, Page 241, in the Chancery Court for Davidson County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 Meharry Boulevard, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Bill Garrett Davidson County
Batch# 28195 **DEEDWARR**
11/20/2017 01:16:42 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20171120-0118946

Witness my/our hand(s) this the 16th DAY OF NOVEMBER, 2017.

Douglas B. Thomason

Leonora S. Thomason

STATE OF Alabama

COUNTY OF Baldwin

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

Witness my hand and official seal, this the 16th of November, 2017.

Notary Public
My Commission Expires: 11/20/2018
(SEAL)

CAROLYN ELIZABETH CLAY
MY COMMISSION EXPIRES
11/20/2018

STATE OF Alabama

COUNTY OF Baldwin

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

Witness my hand and official seal, this the 16th of November, 2017.

Notary Public
My Commission Expires: 11/20/2018
(SEAL)

CAROLYN ELIZABETH CLAY
MY COMMISSION EXPIRES
11/20/2018

RETURN TO:
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Nashville, TN 37212