Bill Garrett Davidson County
Batch# 40602 DEEDWARR
12/21/2017 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20171221-0130290

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 10,000.00.

Affiant Signature

Subscribed and sworn to before me on this 25th day of May, 2017.

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Anne M. Thomson
Christopher C. Thomson
435 Kinsey Blvd
Madison, Tennessee 37115
SEND TAX BILLS TO:
Anne M. Thomson
Christopher C. Thomson
435 Kinsey Blvd
Madison, Tennessee 37115
MAP AND PARCEL NUMBER: Tax ID #: 05203004700.

WARRANTY DEED

17NT00195

Effective the 25th day of May, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ESTELA MENIE KABIGTING BELL

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ANNE M. THOMSON AND HUSBAND, CHRISTOPHER C. THOMSON

Hereafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LOT NO. 47: BEGINNING ON THE EASTERLY MARGIN OF KINSEY HIGHWAY AT A POINT 1135 FEET SOUTH OF THE SOUTHERLY MARGIN OF NEW PROVIDENCE PASS, BEING THE CORNER OF LOTS NOS. 47 AND 48; THENCE WITH SAID HIGHWAY SOUTHWARDLY 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 46; THENCE WITH THE NORTHERLY LINE OF LOT NO. 46 EASTWARDLY TO THE SOUTHWEST CORNER OF LOT NO. 90; THENCE NORTHWARDLY ALONG THE REAR LINE ADJOINING THE REAR LINE OF LOT NO. 90 A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT NO. 89 AND THE SOUTHWEST CORNER OF LOT NO. 48; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 48 WESTWARDLY TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ESTELA MENIE KABIGTING BELL BY LAST WILL AND TESTAMENT FROM ROY M. KABIGTING AS RECORDED 9-18-14 AS INSTRUMENT NO. 20141022-0097282.

THIS IS UNIMPROVED PROPERTY COMMONLY KNOWN AS:
LOT NUMBER 47 WARD ROAD, MADISON, TENNESSEE 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 25TH day of May, 2017.

ESTELA MENIE KABIGTING BELL

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ESTELA MENIE KABIGTING BELL** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 25th day of May, 2017.

Notary Public

My commission expires: 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY