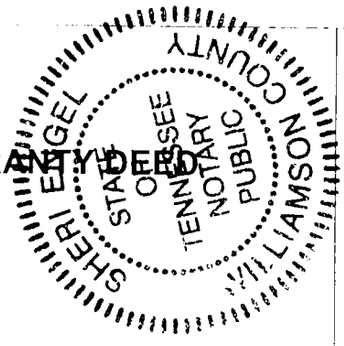
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Karen S. Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2018.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

G-VRES-18-4918

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)
Marla J. Thalheimer and John H. Thalheimer	Franklin American Mortgage Co.	
(NAME)	(NAME)	
4918 Georgia Avenue	6100 Tower Circle, Ste 600	091-11-0-392.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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, **RAQUEL WYNN JONNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARLA J. THALMEIMER AND JOHN H. THALMEIMER, WIFE AND HUSBAND** , 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 Lot No. 2 on the Plan of Estepp's Two Lot Subdivision of record in Plat at Instrument No. 20111130-0093002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raquel Wynn Jonnson by Quitclaim deed from Raquel Wynn Jonnson and Carol Wynn Chase of record in Instrument No. 20150812-0080922 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 12, 2015. Being the same property conveyed to Raquel Wynn Jonnson by Quitclaim deed from Philip Lee Shouse and Raquel Wynn Johnson (formerly Raquel Wynn Shouse) of record in Instrument No. 20130709-0070974 Register's Office for Davidson County, Tennessee, dated July 01, 2013 and recorded on July 09, 2013. Being the same property conveyed to Philip Lee Shouse and Raquel Wynn Shouse, husband and wife, and Carol Wynn Chase, an unmarried woman by Warranty deed from Jeff Estepp, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121009-0092466 Register's Office for Davidson County, Tennessee, dated October 03, 2012 and recorded on October 09, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20111130-0093002, Register's Office of Davidson County, Tennessee.
- Restrictive Covenant for detached structure of record in Instrument Number 20120601-0047537, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4918 Georgia Avenue, Nashville, Tennessee 37209**.

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# 62554 DEEDWARR
02/26/2018 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20180226-0018051

Witness my/our hand(s) this the 26th DAY OF FEBRUARY, 2018.

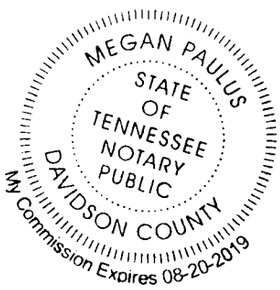
Raquel Wynn Jonnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAQUEL WYNN JONNSON, 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 26th of February, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY