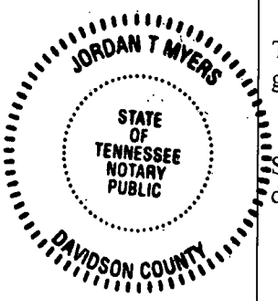
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $342,900.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2018.

Notary Public

My commission expires: 01-06-2020

Bill Garrett Davidson County
Batch# 69671 DEEDWARR
03/15/2018 01:37:46 PM 2 pgs
Fees: $13.00 Taxes: $1,268.73
20180315-0024586

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hannah R. Pecham Corey Davis	NEW OWNER	
2604 Tiffany Dr.		084-05-0-035.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN THOMAS AND ELIZABETH PATRICIA THOMAS, HUSBAND AND WIFE AND FLORENCE A. BURGESS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH R. PECHAM AND COREY DAVIS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 12 on the Plan of Tiffany Terrace of record in Plat Book 2854, Page 59, 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 Ryan Thomas and Elizabeth Patricia Thomas, husband and wife and Florence A. Burgess, unmarried by Warranty Deed from Joanna H. Blackwell, unmarried, of record in Instrument No. 20120515-0041791, Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 15, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2604 Tiffany Dr., Nashville, TN 37206.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES18-2604

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2018.

Ryan Thomas

Elizabeth Patricia Thomas

Florence A. Burgess by EPT as her Attorney-in-fact

Florence A. Burgess, by Elizabeth Patricia Thomas
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Thomas and Elizabeth Patricia Thomas, individually, and as attorney in fact for Florence Ann Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of March, 2018.

Notary Public

My Commission Expires: 5-3-21

