Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1078

Bill Garrett Davidson County
Batch# 69776 DEEDWARR
03/15/2018 03:27:39 PM 2 pgs
Fees: $13.00 Taxes: $3,034.00
20180315-0024758

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Audrey R. Thomasson and John R. Thomasson, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzana Carvalho Herculano Maldonado, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Oak Hill Estates, Section 2, of record in Plat Book 4460, pages 36-38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Audrey R. Thomasson and John R. Thomasson (incorrectly conveyed as John R. Thomason), wife and husband by deed from Steven J. White and wife, Deborah O. White, dated February 4, 2013, of record in Instrument No. 20130206-0012309, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 880 Hillhaven Court, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2018.

X _____
Audrey R. Thomasson

X _____
John R. Thomasson

State of Tennessee)
County of Davidson)

On this 14th day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Audrey R. Thomasson and John R. Thomasson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary Public

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires: 11/3/2020

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 820,000.00.

Carmen Coates
Affiant

Sworn and subscribed before me on this the 14th day of March, 2018.

Kristen Booth
Notary Public

My Commission Expires: _____

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

NEW OWNER:
Suzana Carvalho
Herculano Maldonado
880 Hillhaven Court
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
160-06-0-041.00