**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 74426 **DEEDWARR**
03/28/2018 01:03:41 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20180328-0029051

JAMES A. WAGONER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 100,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6-22

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donnie Thompson | Owner | MAP |
| 4402 Nevada Avenue | | PARCEL 091-02-0-093.00 |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ronald D. Runyeon, Trustee of the Ronald Runyeon and Linda Sue Simmons Living Trust u/a/d January 26, 2016**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donnie Thompson and wife, Alicia Thompson**

HEREINAFTER CALLED THE GRANTEES, 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 the North parts of Lots 1 and 3 of Block 20 in Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the Westerly margin of 61st Avenue North, formerly 20th Street, at a point 120 feet North of the North margin of California Avenue; running thence Northerly with the Westerly margin of 61st Avenue North 30 feet to an alley; thence Westerly with the Northerly margin of said alley 100 feet to the line of Lot No. 3; thence Southerly with the Easterly line of Lot No. 5, 30 feet to a point; thence Easterly on a line parallel with the North margin of California Avenue, 100 feet to the beginning.

Being the same property conveyed to Ronald D. Runyeon and/or Linda Sue Simmons, Trustees of The Ronald Runyeon & Linda Sue Simmons Living Trust, established by the Revocable Trust Agreement of Ronald D. Runyeon and Linda Sue Simmons dated January 26, 2016 by Quitclaim Deed from Linda Sue Simmons of record in Instrument No. 20160201-0009393, Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on February 01, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1507 61st Avenue North, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, 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.

Witness my hand this the 27th day of March, 2018.

The Ronald Runyeon and Linda Sue Simmons Living Trust u/a/d January 26, 2016

BY: Ronald D Runyeon Trustee

Ronald D. Runyeon, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ronald D. Runyeon with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of **the Ronald Runyeon and Linda Sue Simmons Living Trust u/a/d January 26, 2016**, and is authorized by the Trust to execute this instrument on behalf of the Trust

Witness my hand and seal this the 27th day of March, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. WRIGHTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY