WARRANTY DEED

Bill Garrett Davidson County
Batch# 75502 DEEDWARR
04/02/2018 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20180402-0030500

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$600,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of March, 2018.

Notary Public
My Commission expires: 12/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ivana S. Thompson	Liberty Financial a Division of ETFCU	160-06-0-014.00
817 Forest Hills Drive	750 Old Hickory Blvd Suite 210	
Nashville, TN 37220	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joseph W. Jessie and Kari Jessie**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ivana S. Thompson and Stephen Thompson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Section One, Oak Hill Estates, of record in Plat Book 3700, Pages 118, 119 & 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph W. Jessie, by deed from Wayne E. Bay and Nancy L. Bay, husband and wife, on October 24, 2014, of record in Instrument Number 20141029-0099675, Register's Office for Davidson County, Tennessee.

Kari Jessie joins in the conveyance to convey any and all her interest in said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Pages 118, 119 and 120, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4385, Page 463, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7760, Page 882, Register's Office for Davidson County, Tennessee.

This is improved property known as: **817 Forest Hills Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 23, 2018.

Joseph W. Jessie

Kari Jessie

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph W. Jessie** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 23, 2018

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kari Jessie** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 23, 2018

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.