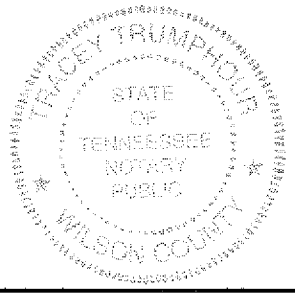
Bill Garrett Davidson County
Batch# 76030 DEEDWARR
04/03/2018 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20180403-0031334

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BR Real Estate Holdings, LLC	BR Real Estate Holdings, LLC	
(NAME)	(NAME)	
11205 Lebanon Rd # 37	205 Walcott Drive	085-14-0-032.00
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, **Donald J. Brooks, Jr. The Successor Trustees of the K.B. Thompson, Sr., Living Trust dated October 2, 1998 and of the Marjorie L. Thompson Living Trust dated October 2, 1998**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **BR Real Estate Holdings, LLC**, hereinafter called the GRANTEE(S), 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 all of Lot No. 29 on the Plan of Section One, Stanford Country Club Estates, of record in Plat Book 2900, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth B. Thompson, Sr. and Marjorie L. Thompson, Trustees of the Thompson, Sr. Family Trust dated 10/13/2005 by Quitclaim Deed dated 10/13/2005 from K. B. Thompson, Sr., & Marjorie L. Thompson, co-trustees and their successors in trust under the K. B. Thompson, Sr., Living Trust dated October 2, 1998, of record in Instrument 20180323-0027675, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth B. Thompson, Sr. and Marjorie L. Thompson, Trustees of the Thompson, Sr. Family Trust dated 10/13/2005 by Quitclaim Deed dated 10/13/2005 from K. B. Thompson, Sr., & Marjorie L. Thompson, co-trustees and their successors in trust under the Marjorie L. Thompson Living Trust dated October 2, 1998, of record in Instrument 20180323-0027682, Register's Office for Davidson County, Tennessee.

The said Kenneth B. Thompson died on 01/29/2007, leaving the said Marjorie L. Thompson the sole surviving Trustee.

The said Marjorie L. Thompson died intestate on June 7, 2008, leaving the said Donald J. Brooks, as Successor Trustee.

All matters shown on the plat of record in Plat Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2993, Page 109, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5325, Page 310, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 205 Walcott Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 30th day of March, 2018.

THE SUCCESSOR TRUSTEES OF THE K.B. THOMPSON, SR., LIVING TRUST DATED OCTOBER 2, 1998 AND OF THE MARJORIE L. THOMPSON LIVING TRUST DATED OCTOBER 2, 1998

Successor Trustee

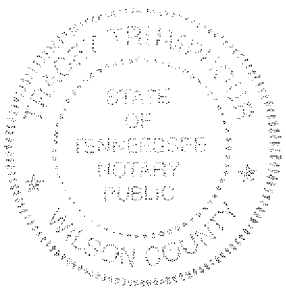
Donald J. Brooks, Jr
Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald J. Brooks, Jr., with whom I am personally acquainted and who proved himself to be the Trustee of The K.B. Thompson, Sr., Living Trust Dated October 2, 1998 and of the Marjorie L. Thompson Living Trust Dated Ocotber 2, 1998, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Notary Public

My commission expires: 8/9/19

