Bill Garrett Davidson County
Batch# 79715 DEEDWARR
04/11/2018 09:51:30 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20180411-0034022

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0570

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2018

Notary Public
Commission Expires: 9/10/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danny Thompson 8285 Coley Davis Road Nashville, TN 37221	SAME	141-00-0-031.00

WARRANTY DEED

FOR AND IN 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/WE,

Aaron Senecal

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danny Thompson, A Single Man

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:

A certain tract or parcel of land in the Ninth Civil District of Davidson County, Tennessee, as surveyed September 10, 1968, by S.H. Hutchison as follows:

Being Tract No. 2 and beginning at an iron stake, the northwest corner of this tract, and a north-east corner of Tract No. 1 in a south line of T.V.A. Property; thence with T.V.A. south line, South 87\'b0 30 min. East 214' to an iron stake; thence leave said line South 3\'b0 45 min. West 227.4' to an iron stake by a corner fence post; thence South 35\'b0 30 min. West 575' more or less to a point in Harpeth River, iron stake in line on bank of river; thence down said river, North 89\'b0 West 250' more or less to a point in said river, Southwest corner of Lot No. 1; thence leave river with Easterly line of Lot No. 1 passing a stake in line on bank of river, North 40\'b0 East 618' more or less to iron stake by a corner fence post; thence North 1\'b0 30 min. West 228.5' to point of beginning. Containing 3.32 acres, being the same more or less.

Being the same property conveyed to James Sutton and wife, Ann B. Sutton, by Warranty Deed from Martha Virginia Stephens, a widow, dated July 2, 1969 of record in Book 4352, Page 349, Register's Office for Davidson County, Tennessee. James Sutton having died, title vested in Ann B. Sutton, aka Ann Marie Sutton. Ann Marie Sutton died testate in Davidson County, Tennessee, on February 6, 2014. By Order to Probate for Muniment of Title dated May 21, 2014 of record as Instrument No. 20140523-0044924, Register's Office for Davidson County, Tennessee, the same property was ordered, adjudged and decreed to vest in Bonnie Kay Sutton and Diana Gail Stokes, as tenants in common. The will for Ann

Marie Sutton is of record as Instrument No. 20140523-0044925, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Triston Jacobs, Trustee of The 8285 Coley Davis Trust by Warranty deed from Bonnie Kay Sutton and Dana Stokes of record in Instrument No. 20170831-0089624 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on August 31, 2017.

Being the same property conveyed to Aaron Senecal by Warranty deed from Amanda Dean, Successor Trustee of The Coley Davis Road Trust of record in Instrument No. 20171102-0112510 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 2, 2017.
Subject property is an investment property and has never been the primary residence of the herein grantor or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8285 Coley Davis Road, Nashville, TN 37221.

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

Dated this the 10th day of April, 2018.

Aaron Senecal

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Aaron Senecal

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of April, 2018.

Notary Public

My Commission Expires: 9/10/21

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

True Copy Certification

I, Dellena Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellena Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12.03.19

Notary's Signature