NEW OWNER:

Jereomie Thomas
211 Bell Road
Nashville, TN 37217

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0188 MJ

Map 136 Group 13-0 Parcel 065.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 81478 DEEDWARR
04/16/2018 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20180416-0035800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Nine Thousand and 00/100 Dollars** (**$239,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ALAA METIAS**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JEREOMIE THOMAS** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the Civil District of Davidson County, Tennessee, Being Lot No. 547 on the plan of Edge-O-Lake Estates, Section 11, and of record in Plat Book 3842, Page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Alaa Metias, by Warranty Deed from The 211 Bell Road Trust, Amanda Dean as Successor Trustee, dated September 27, 2017, and of record in Instrument No. 20171004-0101752, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Daryl Stevenson, married by Warranty Deed from Michael S. Bligh, Trustee for the Centeno Revocable Living Trust, dated June 24, 2011, and of record in Instrument No. 20110629-0049796, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 211 Bell Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **April, 2018**.

Alaa Metias
ALAA METIAS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ALAA METIAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **April, 2018**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **239,000.00** .

Lisa Brzezowski

AFFIANT

Sworn to and subscribed to before me this 13 day of **April, 2018**.

NOTARY PUBLIC

My commission expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

True Copy Certification

I, Dellana 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, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19