Bill Garrett Davidson County
Batch# 85014 DEEDWARR
04/26/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20180426-0039567

Warranty Deed

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $306,000.00. Affiant Subscribed and sworn to before me, this the 25th day of April, 2018. Notary Public My commission expires: 3-30-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laura K. Kilen Kathryn D. Kilen	new owner	
5204 Nevada Avenue		091-15-0-130.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RODNEY JIM-LEE THOMPSON, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA K. KILEN AND KATHRYN D. KILEN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly 50.0 feet of the Easterly 160.0 feet of the Southerly 180.0 feet of Block No. 12 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

Said part of Block No. 12 fronts 50.0 feet on the Northerly side of Nevada Avenue and runs back between parallel lines 180.0 feet to an alley.

Being the same property conveyed to Rodney Jim-Lee Thompson, an unmarried man by Warranty deed from John C. Eighmey, married of record in Instrument No. 20090831-0081439 Register's Office for Davidson County, Tennessee, dated August 26, 2009 and recorded on August 31, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5204 Nevada Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2018.

Rodney Jim-Lee Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rodney Jim-Lee Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18

Gemma Thompson, spouse of Rodney Jim-Lee Thompson, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Gemma Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Gemma Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2018.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

My Commission Expires: 7-2-18

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

