Bill Garrett Davidson County
Batch# 87498 DEEDWARR
05/02/2018 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20180502-0041780

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34191-03-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of April, 2018.<br><br>Notary Public<br><br>My Commission Expires: October 7, 2019 |

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Robert Bulach<br>5213 Ravens Glen<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>172 14 0 B 237 00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Thombs Starr and Charles R. Thombs, II, devisees under the Last Will and Testament of Susanne Reynolds Thombs, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Bulach, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5213 Ravens Glen, Nashville, TN 37211.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of April, 2018.

Charles R. Thombs, II, by Susan Thombs Starr, his Attorney-in-fact

Charles R. Thombs, II, by Susan Thombs Starr, his
Attorney-in-fact

Susan Thombs Starr

Susan Thombs Starr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Thombs Starr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Charles R. Thombs, II, and she is authorized by Charles R. Thombs, II to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of April, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Thombs Starr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Winfield Park, a Cluster Lot Development, Phase 2, Section 2, as of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susanne R. Thombs by deed dated July 30, 2004 from Franklin Heritage Homes, LLC of record in Instrument No. 20040810-0096699, Register's Office for Davidson County, Tennessee. Susanne R. Thombs, also known as Susanne Reynolds Thombs died on August 23, 2017 leaving a Last Will and Testament filed for Probate in Docket No. 17P-1566, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Susan Thombs Starr and Charles R. Thombs, II

This conveyance is made subject to:

1. State and County taxes for the year 2018, which has been prorated and assumed by Grantee. Map and Parcel No. 172 14 0 B 237 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Winfield Park, of record in Book 11113, Book 691, amended in Instrument No. 20001211-0122000, re-recorded in Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Winfield Park Homeowner's Association, Inc. of record in Instrument No. 20050414-0041760, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Book 11124, page 852, Register's Office for Davidson County, Tennessee.
6. Easement granted to Bell South Telecommunications, Inc. of record in Book 11628, page 204, Register's Office for Davidson County, Tennessee.
7. Easement and Cross Use Agreement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

