Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

18-0108

|STATE OF TENNESSEE
|COUNTY OF ~~Davidson~~ Wilson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$240,000.00**
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12 day of April, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-6-20
| (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Bill Garrett Davidson County
Batch# 90505 **DEEDWARR**
05/09/2018 02:09:00 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20180509-0044563

THIS INSTRUMENT WAS PREPARED BY
TATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beaux Dalton Gisclar 1535-A 12th Avenue North Nashville, TN 37208	American Internet Mortgage 4121 Camino Del Rio South San Diego, CA 92108	081.11-0-593.00

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, we,

Blake J. Thompson, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Beaux Dalton Gisclar, unmarried

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:

Being Lot No. 172 on the Plan of D T McGavock and Others Addition as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Blake J. Thompson by Deed from Leland D. Watts dated February 1, 2007 of record in Instrument number 20070206-0015700, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20180509-0044562, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.
4)

This is improved property known as: **1535-A 12th Avenue North, Nashville, TN 37208**
(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 GRANTEES, their heirs and assigns, forever; and we do 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 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(s) this 12 day of April, 2018.

Blake J. Thompson By Ethan Thompson, Attorney in Fact

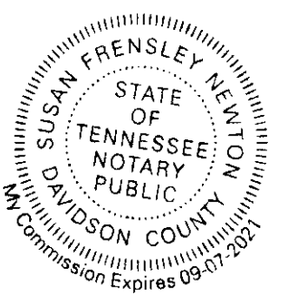
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethan Thompson, Attorney-in-Fact for Blake J. Thompson, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Blake J. Thompson for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2018.

Susan Frensley Newton
Notary Public

My Commission Expires: 9-1-21



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076