NEW OWNER:

Clayton B. Tate
Hannah J. Tate
4414 Forsythe Place
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 18-0209 MJ

SEND TAX BILLS TO:

200 PRATT CT
BRENTWOOD, TN 37027

Tax Parcel ID No.
130-10-0-016.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 95401 **DEEDWARR**
05/22/2018 10:34:55 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20180522-0048889

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Thousand and 00/100 Dollars ($700,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUDITH B THOMAS, WIDOWED,**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CLAYTON B. TATE and HANNAH J. TATE, husband and wife,** ("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 Davidson County, Tennessee, Being Lot No. 27 on the plat showing a resubdivision of Lots Nos. 6, 7, 16, 17, 27 and 32 of Block "C", and a strip 139 ½ feet wide off the North part of Block "D", of Belle Meade, and of record in Plat Book 421, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot fronts 200 feet on the Northerly side of Forsythe Ave. or Place and extends back between parallel lines, 232 feet, more or less, to the Southerly line of Lot No. 28 on the plat of the Subdivision of Block "C", in Belle Meade, Plan No. 2, as of record in Book 421, page 58, said Register's Office.

BEING the same property conveyed to Judith B. Thomas, by Trustees Deed from David B. Thomas, Sr. and Evalyn T. Gander, Trustees of the Marion F. Thomas, Jr. Family Trust, dated August 13, 2016, and of record in Instrument No. 20160816-0085553, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4414 Forsythe Place, Nashville, Tennessee 37205.

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 10th day of **May, 2018**.

Judith B. Thomas
JUDITH B THOMAS

By: David B. Thomas Jr. Attorney-in-fact
DAVID B. THOMAS,SR., Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book * Page_____

*20180522-0048988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, DAVID B. THOMAS, SR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, JUDITH B. THOMAS, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **May, 2018**.

TODD A. TRESSLER II
NOTARY PUBLIC
TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-24-21

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The actual consideration or value, whichever is greater, for this transfer is $ 700,000.00 .

AFFIANT

Sworn to and subscribed to before me this 10th day of **May, 2018.**

NOTARY PUBLIC

My commission expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021