WARRANTY DEED

File #18219

Bill Garrett Davidson County
Batch# 102448 DEEDWARR
06/08/2018 12:50:51 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180608-0055296

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

annemarie Call
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ 4th DAY OF ~~MAY~~ June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

GERALD FISCHER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Bobby Tate & Escrow, LLC
404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan James Thomas	New Owner	08303007000
(NAME)	(NAME)	
2026 Greenwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Donald L. Walls, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan James Thomas and Toktam Thomas, husband and wife, and Roger Thomas and Patricia Thomas, husband, as joint tenants with rights of survivorship,** 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:

Lot 4, on the Pontotoc Subdivision, a shown on plat of record in Book 547, Page 113 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said Lot No. 4 fronts 60 feet on the southerly side of Greenwood Avenue and runs back between parallel lines, 161 feet to the dead line.

Being the same property conveyed to Donald L. Walls, son by Quitclaim Deed from Patsy Mangrum Craddock, mother dated May 5th 2017 and recorded May 5th 2017 of record in Instrument No. 20170505-0045099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2026 Greenwood Avenue, Nashville, TN 37206
(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 this 31st day of May, 2018.

Donald L. Walls

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, Donald L. Walls, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2018.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212