Bill Garrett Davidson County
Batch# 105564 DEEDWARR
06/18/2018 10:46:42 AM 2 pgs
Fees: $13.00 Taxes: $710.40
20180618-0058231

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
File Number: BW18172

Send Tax Bills To:
Acopia, LLC
306 Northcreel Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
James Thomas
324 Starboard Court
Nashville, TN 37217

MAP: 136-14-0

PARCEL: 176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jennifer Wonson and husband, David Wonson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James L. Thomas, Jr., a married man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 324 Starboard Ct., Nashville, TN 37217

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 205 on the Plan of Harbor Gate, Section 2, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jennifer Wonson and husband, David Wonson, by Warranty Deed from James E. Carter and wife, Rita L. Carter, dated 8/5/11 and recorded 8/8/11 in Instrument No. 20110808-0061016, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of May, 2018

GRANTOR:

Jennifer Wonson

Jennifer Wonson

David Wonson

David Wonson

ACKNOWLEDGEMENT

STATE OF Georgia)
COUNTY OF Douglas)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Wonson and David Wonson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Mary Mack

Notary Public

My Commission Expires: 5-31-2018

STATE OF Georgia)
COUNTY OF Douglas)

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Jennifer Wonson

Affiant

SWORN TO and subscribed before me this 31st day of May, 2018.

Mary Mack

NOTARY PUBLIC

My commission expires: 5-13-2022

MARY MACK
NOTARY PUBLIC, STATE OF GEORGIA
DOUGLAS COUNTY
MY COMMISSION EXPIRES
May 13, 2022