WARRANTY DEED

Bill Garrett Davidson County
Batch# 106433 DEEDWARR
06/19/2018 11:24.36 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180619-0058886

State of Tennessee
County of ~~Davidson~~ Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th Day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map and Parcel Numbers
Grace Thorstad	LendUS , LLC	
(NAME)	(NAME)	
824 Crescent Hill Road	3236 Stone Valley Road W.	083-08-0-258
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Alamo, CA 94507	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita Frances Davidson, a married woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Grace Thorstad, a single woman,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 as shown on the Plan of Rosebank Meadows, Phase One, of record in Book 9700, Page 531, Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rita Frances Davidson from Dan Sommers by Deed dated March 2, 2012, recorded March 26, 2012, in Instrument Number 20120326-0025607, in the Official Records of Davidson County, Tennessee.

The spouse of Rita Frances Davidson has never resided in said property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 824 Crescent Hill Road, 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/our hands this 15th day of June, 2018.

Rita Frances Davidson

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rita Frances Davidson, the within named grantor(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 foregoing instrument for the purposes therein contained.

Witness my/our hands this 15th day of June, 2018.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 45-18

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021