Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1197

Bill Garrett Davidson County
Batch# 109644 DEEDWARR
06/27/2018 03:26:14 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180627-0062199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher B. Thomas, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Haus to Home Properties, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of the First Addition, Woodmont Boulevard Section of Marengo Park, as of record in Book 974, page 83, Register's Office for said County, which is a subdivision, of an unnumbered tract and part of a closed street shown on the map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Woodmont Boulevard, the common corner of Lots Nos 2 and 3; thence, with the line between said lots, southerly 215.8 feet to a point; thence, southwesterly 30 feet to a common corner of Lots Nos. 3 and 5; thence with the line between said lots northwesterly 110 feet to the common corner of Lots No. 3 and 5; thence, with the line between said lots, northwesterly 110 feet to the common corner of Lots Nos. 3, 4 and 5 , at a concrete monument; thence, with the line between said lots Nos. 3 and 4, northerly 146 feet to the south margin of Woodmont Boulevard; thence with the margin of same, easterly 85 feet, to the point of beginning.

Being the same property conveyed to Christopher B. Thomas, Single by deed from Aaron W. Scott and Trisha Scott, husband and wife, dated December 11, 2012, of record in Instrument No. 20121212-0114641, Register's Office for Davidson County, Tennessee. Christopher B. Thomas is now married to Terralyn Thomas and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 911 Woodmont Boulevard, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2018.

Christopher B. Thomas

Terralyn Thomas

State of Tennessee)
County of Davidson)

On this 27th day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher B. Thomas and Terralyn Thomas, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 6/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 360,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of June, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Haus to Home Properties, LLC
911 Woodmont Boulevard
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
118-09-0-228.00