THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24894

Bill Garrett Davidson County
Batch# 118121 **DEEDWARR**
07/18/2018 03:06:56 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180718-0070183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald F. Thompson	owner	MAP 103-02-0
4402 Nevada Avenue		PARCEL -150.00
Nashville, TN 37209		
(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, **Kathryn Parks Hitchcock, a single woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald F. Thompson and wife, Alicia Deran Thompson**

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:

Tract No. 1

Being part of Lot No. 25 on the Map of the C.C. Vernon Farm, as of record n Book 161, Page 164, Register's Office for said County, and described according to a copy of a survey by George W. Watkins, Surveyor, November 1,1954, as follows:

Beginning at a point on the Westerly margin of Rural Avenue, at an iron pin 140.7 feet North or the North margin of Corbett Lane or instrument of record in Book 2158, Page 273, said Register's Office; thence North 86 degrees 15' West 150 feet to an iron pin; thence North 9 degrees 45' West 75 feet to an iron pin at the Southwest corner of the property conveyed to Charles J. Kelley and wife, by deed of record in Book 2292, Page 20, said Register's Office; thence with Kelley's Southerly line, South 86 degrees, 15' East 150 feet to an iron pin in the Westerly margin of Rural Avenue; thence with the margin of the same, South 10 degrees East 75 feet to the beginning.

Tract No. 2

Being part of the Lot No. 25 on the Map of C.C. Vernon's Farm, as of record in Book 161, Page 164, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Rural Avenue at the Southeast corner of the property conveyed to George Arthur Clark and wife, by deed from Naomi Green, of record in Book 2345, Page 229, said Register's Office; thence with Clark's Southerly line, North 86 degrees 15' West 150 feet to an iron pin; thence South 9 degrees 45' West to an iron pin; thence Northwestwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to Kathryn Parks Hitchcock by Quitclaim deed from Jonathan Lee Tubville of record in Instrument No. 20140113-0003210 Register's Office for Davidson County, Tennessee, dated January 03, 2014 and recorded on January 13, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **173 Rural Avenue, Nashville, TN 37209.**

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 the 17th day of July, 2018.

Kathryn Parks Hitchcock

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 **Kathryn Parks Hitchcock** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of July, 2018.

My Commission expires: 1-6-20

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON