#:31008-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 121357 **DEEDWARR**
07/27/2018 09:22:34 AM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20180727-0073289

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019
(AFFIX SEAL)

TAYLOR S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
1896 General George Patton Drive
Franklin, TN 37067

File No.: HTF18-060819

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary Connelly and Brittney McKenna		
(NAME) 1209 Sunnymeade Drive	(NAME) 2002 Richard Jones Rd Ste 300A	061-15-0-142.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-ONE THOUSAND AND NO/100 DOLLARS ($351,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALAINA C. THETFORD, UNMARRIED, AND JOHN L. THETFORD AND ARONDA A. THETFORD, HUSBAND AND WIFE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY CONNELLY, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AND BRITTNEY MCKENNA, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT 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:

Land in Davidson County, Tennessee, being Lot No. 81, Block "D" on the Plan of Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts fifty (50) feet on the Northerly side of Sunnymeade Avenue and runs back between parallel lines one hundred forty (140) feet to a dead line.

Being the same property conveyed to Alaina C. Thetford, unmarried, and John L. Thetford and Aronda A. Thetford, husband and wife, Tenants in common with right of survivorship by Warranty deed from Christopher K. Willis, a single man of record in Instrument No. 20140106-0001022 Register's Office for Davidson County, Tennessee, dated December 30, 2013 and recorded on January 06, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1209 Sunnymeade Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This instrument is being executed on behlaf on John Thetford, pursuant to a Durable Power of Attorney executed by same on the 17th day of July 2018, Instrument No. 20180727-0073288, Register's Office for Davidson County, TN

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 hand(s) this the 25th day ~~of~~ July, 2018

Alaina C. Thetford

John L. Thetford by Aronda A. Thetford, Attorney in Fact

Aronda A. Thetford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of July, 2018, before me personally appeared Alaina C. Thetford and Aronda A. Thetford, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the25th day of July, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of July, 2018, before me personally appeared Aronda A. Thetford to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John L. Thetford and who acknowledged he/she/they executed the same as the free act and deed of the said John L. Thetford.

Witness my hand and official seal, this the 25th day of July, 2018.

Notary Public

My Commission Expires: 10.10.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY