Bill Garrett Davidson County
Batch# 122347 DEEDWARR
07/30/2018 02:34:54 PM 2 pgs
Fees: $13.00 Taxes: $1,463.35
20180730-0074175

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of July, 2018.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES:
File No. G18-2538

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jimmy Thorn and Lauren Thorn (NAME)	FIRST M BANK (NAME)	072-06-3B-002.00 CO
952 THOMAS AVE (STREET ADDRESS)	10 CADILLAC DR #100 (STREET ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James S. Sweeney III, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy Thorn and Lauren Thorn, husband and wife**, 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 Unit No. B on the plan of Homes at 1069 Zophi Street, a Horizontal Property Regime with Private Elements and as described in a declaration of Covenants, Conditions and Restrictions for Homes at 1069 Zophi Street, a Horizontal Property Regime according to Master Deed of record in Instrument No. 20160411-0034670 and as amended in Instrument No. 20160427-0041199, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1069 Zophi Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument No. 20160411-0034670 and as amended in Instrument No. 20160427-0041199, and By-Laws appended thereto Exhibit C, said Register's Office are incorporated hereby reference and made a part hereof the same as though copies herein for a more complete identification and description of said Unit.

Being the same property conveyed to James S. Sweeney, III by Deed dated July 7, 2015 from Russell R. Hiett and Jack S. Quinn, recorded July 9, 2015, in Instrument Number 20150709-0066693, in the Official Records of Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions shown in Warranty Deed as recorded in Book 772, page 231, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 21 and 22, Register's Office for Davidson County, Tennessee.
3. Master Deed of record by Instrument No. 20160411-0034670, said Register's Office.
4. Amendment to Master Deed by Instrument No. 20160427-0041199, said Register's Office.
5. Charter: Homes at 1069 Zophi Street Homeowners Association, Inc. by Instrument No. 20160411-0034669, said Register's Office.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 952 Thomas Avenue, Nashville, TN 37216.

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. Whenever 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 27th day of July, 2018.

James S. Sweeney III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2018, before me personally appeared James S. Sweeney, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my ~~hand~~, at office, this 27th day of July, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066