This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18284

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Keith A. Thompson
4505 Helmwood Drive
Nashville, TN 37216

MAP: 061-02-0
PARCEL: 015.00

Bill Garrett Davidson County
Batch# 126194 **DEEDWARR**
08/07/2018 03:16:17 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20180807-0077763

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Paul W. Gannon and Rita W. Gannon**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Keith A. Thompson, unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 4505 Helmwood Drive, Nashville, TN 37216

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 211 on the plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Paul W. Gannon and Rita W. Gannon by Warranty Deed from Mark A. Sneed and wife, Janice M. Anderson Sneed, dated 6/12/98 and recorded 6/12/98 in Book 10975, Page 420, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and, have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this **6th** day of **AUGUST, 2018**.

GRANTOR:

Paul W. Gannon

Paul W. Gannon

Rita W. Gannon

Rita W. Gannon

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Paul W. Gannon and Rita W. Gannon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the **6th** day of **AUGUST, 2018.**

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Rita Bailey

Affiant

SWORN TO and subscribed before me this **6th** day of **AUGUST, 2018.**

NOTARY PUBLIC

My commission expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.