Bill Garrett Davidson County
Batch# 132730 DEEDWARR
08/24/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $993.45
20180824-0084295

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $268,500.00.

Affiant

Subscribed and sworn to before me this 24 day of August, 2018

Notary Public
My Commission expires: 01-03-2022
(Affix Seal)

JOHN K. AVERWATER
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 01-03-2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer Hansen	Jennifer Hansen	083-13-0-319.00
1401 Lillian Street	1401 Lillian Street	
Nashville, TN 37206	Nashville, TN 37206	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Megan Cheryl Thompson, a single person,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Hansen, a married woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 126, Block M, Plan of the Lindsley Home Place, of record in Book 2, page 92, Chancery Court Clerk's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Megan Cheryl Thompson, a single person, from Heather L. Van Houten, by deed on September 30, 2015, of record in Instrument Number 20151007-0102151, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Property taxes for the year 2018, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes.
- Subject to all matters as shown on the Plan of record in Book 2, page 92, Register's Office Davidson County, Tennessee.
- All applicable zoning ordinances
- All requirements found on the commitment

This is improved property known as: **1401 Lillian Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 24, 2018.

Megan Cheryl Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Megan Cheryl Thompson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meredith Bradshaw a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary's Seal (if on paper)

