Karen Y Johnson Davidson County
Batch# 143386 DEEDWARR
09/20/2018 12:36:30 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180920-0093317

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Adalberto D. Discua	same	114 00 0 064.00
(NAME)	(NAME)	
7550 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jeffrey L. Thomason and Kimberly S. Nourse Thomason, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adalberto D. Discua, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land situated in the 8th, formerly the 12th, Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being part of Lot No.5 on the Plan of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to surveys made by Z. J. Wilkinson, Surveyor, April 16, 1948, and by S.H. Hutchison, April 12, 1951, as follows:

Beginning in the center of Charlotte Pike or U.S. Highway No. 70 North at the southwest corner of the property conveyed to Edward D. Phelan and wife by deed from Dennie O'Brien and wife of record in Book 1977, page 400, in Register's Office for said County; thence with Phelan's westerly line north 42 deg. 41 min. west 565 feet to a point in branch, being the easterly line of the property conveyed to Thomas W. Fulghum and wife, by deed from Dennis O'Brien and wife of record in Book 1628, page 131, said Register's Office; thence with the center of said branch and Fulghum's easterly line south 2 deg. 15 min. east 160 feet; thence south 7 deg. 41 min. west 318 feet; thence leaving said branch south 14 deg. 56 min. east 215 feet to the center of said pike; thence with the center of said pike north 46 deg. 15 min. east 396 feet to the beginning, containing 2.65 acres, more or less.

Being the same property conveyed to Kimberly S. Nourse by Warranty Deed from John E. Watson, Trustee of the Irrevocable Trust Agreement of Jack W. Watson and Ollie B. Watson dated November 12, 2008 dated June 29, 2010 and recorded June 30, 2010 as Instrument No. 20100630-0051301, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-186974SSO

Kimberly S. Nourse, now known as Kimberly S. Nourse Thomason.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7550 Charlotte Pike, 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, has 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 our hands this 19th day of September, 2018.

Jeffrey L. Thomason

Kimberly S. Nourse Thomason

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeffrey L. Thomason and Kimberly S. Nourse Thomason, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of September, 2018.

Notary Public

My Commission Expires: 3/8/2021

(SEAL)

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

File Number: FRN-186974SSO

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12.03.19

Notary's Signature