Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18395

Karen Y Johnson Davidson County
Batch# 150460 **DEEDWARR**
10/10/2018 12:26:13 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20181010-0100500

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste.100
Goodlettsville, TN 37072

New Owner is:
Johnny Hayes Thomas
Pauline Thomas
1421 Bellavista Blvd.
Nashville, TN 37207

MAP: 032-14-0-001.00
PARCEL

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, **Shirley Ann Johnson a/k/a Shirley J. Reece**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Johnny Hayes Thomas, unmarried, and Pauline Thomas, married, as tenants in common with right of survivorship**, 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: 1421 Bellavista Blvd., Nashville, TN 37207

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. 16 on the Plan of the Resubdivision of Lots 16 and 17 of Grande Villa, Section One, as of record in Book 4715, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Shirley Ann Johnson a/k/a Shirley J. Reece, by Quitclaim Deed from William H. Reece, dated 9/3/98 and recorded 10/30/98 in Book 11177, Page 608; and being the same property previously conveyed to William H. Reece and wife, Shirley J. Reece, dated 9/29/95 and recorded 10/10/95 in Book 9823, Page 130, in the Register's Office of 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 5th day of October, 2018.

GRANTOR:

Shirley Ann Johnson aka, Shirley J. Reece

Shirley Ann Johnson
Aka, Shirley J. Reece

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shirley Ann Johnson a/k/a Shirley J. Reece**, 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 5th day of October, 2018.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Nicole Bodden
Affiant

SWORN TO and subscribed before me this 5th day of October, 2018.

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY