This Instrument Prepared by: AND REVIEWED.
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Pius Imafidon &
1405 Apache Lane
Madison, TN 37115

SEND TAX BILL TO:

Karen Y Johnson Davidson County
Batch# 155737 **DEEDWARR**
11/01/2018 11:16:17 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20181101-0108231

MAP/PARCEL 053-09-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Thicklin and Brandy J. Thicklin, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Pius Imafidon and Victoria Imafidon , husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62-A on the Plan of Lots 58 through 62, Phase II, Kimbolton of record in Plat Book 6900, Page 794, as amended in Book 6900, page 853, and Book 6900, page 899, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Thicklin and Brandy J. Thicklin by Warranty deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership of record in Instrument No. 20040517-0057670 Register's Office for Davidson County, Tennessee, dated September 15, 2003 and recorded on May 17, 2004.

Being also known as 1405 Apache Lane Madison, Tennessee 37115.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30 day of October, 2018.

WITNESS MY HAND on this the 30 day of October, 2018

Jason Thicklin

Brandy J. Thicklin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason Thicklin and Brandy J. Thicklin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30 day of October, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this the 30 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY