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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181018212

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2018.

Notary Public
My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Y Johnson Davidson County
Batch# 169053 **DEEDWARR**
11/30/2018 11:26:35 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20181130-0116893

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Dougherty and Veronica Dougherty 2414 Abbott Martin Road Nashville TN 37215	First Bank 318 Seaboard Ln. Ste 205 Franklin, TN 37067	Tax Parcel ID No. 117-13-0-090.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey G. Thorold, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles M. Dougherty and Veronica B. Dougherty, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Woodmont Estate, Number 2 of record in Plat Book 1130, Page 99, 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 Jeffrey G. Thorold, unmarried by Warranty deed from Curtis J. Hagenau and April H. Hagenau of record in Instrument No. 20031203-0179376 Register's Office for Davidson County, Tennessee, dated November 14, 2003 and recorded on December 03, 2003.

Rondolyn Michelle Thorold joins in this conveyance for the purpose of conveying all, right, title and interest she may have in and to the above described property as spouse of Jeffrey G Thorold.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3914, Page 109, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2414 Abbott Martin Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of November, 2018.

Jeffrey G. Thorold

Rondolyn Michelle Thorold

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey G. Thorold and Rondolyn Michelle Thorold, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022