WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 171126 **DEEDWARR**
12/06/2018 10:54:38 AM 2 pgs
Fees: $13.00 Taxes: $974.95

20181206-0118942

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheryl M. Williams	CapStar Bank	075-08-0-044.00
(NAME) 633 Albany Drive	(NAME) 2002 Richard Jones Road Ste. 300A	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **George L. Thomas III and Dora P. Thomas**, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cheryl M. Williams, an unmarried woman and Autumn M. Ringelstein, an unmarried woman, as Tenants in Common with Rights of Survivorship** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Tulip Grove, Section 4, of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description..

Being the same property conveyed to George L. Thomas III and Dora P. Thomas by Warranty Deed from Thomas C. Crowell, unmarried, dated July 25, 2018 and recorded July 25, 2018 of record in Instrument No. 20180725-0072665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 4175, Page 12; Covenants, conditions, restrictions and easements, if any, recorded as Book 4228, Page 457, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 633 Albany Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 314421
Warranty Deed TN

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(S), their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their 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.

Effective the 5th day of December, 2018.

George L. Thomas III

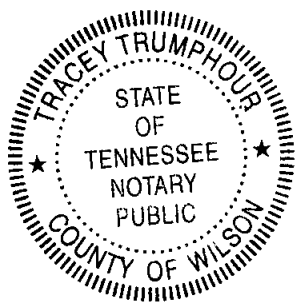
Dora P. Thomas

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George L. Thomas III and Dora P. Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2018.

Notary Public:
My Commission Expires: 3.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122