WARRANTY DEED

File #2018102061

Karen Y Johnson Davidson County
Batch# 174917 DEEDWARR
12/17/2018 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20181217-0122450

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ridgemont Homes LLC and Mark Lynn,	NEW OWNER	118.09-0-069.00
(NAME)	(NAME)	
7123 Crossroads Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **James C. Thoma, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ridgemont Homes LLC and Mark Lynn,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 37 on the plan of Leonte Subdivision of Lots Nos. 17-19, 24-26, Noelton, not of record, described according to a copy of a survey made by John Kohl, surveyor, as follows:

Beginning at a point in the Southerly margin of Woodmont Boulevard 449 feet West of the Westerly margin of 10th Avenue, South, said point being the common corner of Lots Nos. 37 and 38; thence Southerly with the line between two said lots, 186 feet to the common corner of Lots Nos. 37, 38, 45, and 46; thence Westerly with the line between Lots Nos. 37 and 46 (erroneously referred to as Lots 36 and 45 in prior conveyances) 100 feet to the common corner of Lots Nos. 36, 37, 46, and 47; thence Northerly with the line between Lots Nos. 36 and 37, 188 feet to the Southerly margin of Woodmont Boulevard; thence Easterly with the Southerly margin of Woodmont Boulevard 100 feet to the beginning.

Being the same property conveyed to James C. Thoma, by warranty deed from Julianne Horn a/k/a Julie Horn, individually, of record in Instrument No. 20120914-0083645, in the Register's Office of Davidson County, Tennessee, dated 9/12/2012.

This conveyance is subject to: Taxes for the year 2019, a lien, not yet due or payable.

This conveyance is further subject to (1) 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 ☒ property, known as **1009 Woodmont Blvd, Nashville, TN 37204**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 14th day of December, 2018.

James C. Thoma

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared James C. Thoma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of December, 2018.

Commission expires:

4/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

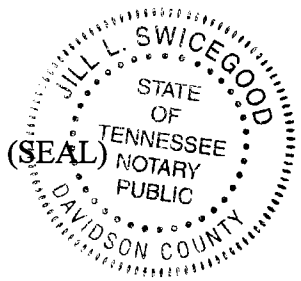
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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