STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 179078 DEEDWARR
12/31/2018 10:11:03 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20181231-0126252

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-3904

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Julianne Christou (NAME)	The Huntington National Bank (NAME)	044-11-0-153
509 Cleves St. (STREET ADDRESS)	P.O. Box 5072 (STREET ADDRESS)	
Old Hickory, TN. (CITY) (STATE) (ZIP)	Troy, MI 48007-5072 (CITY) (STATE) (ZIP)	
37138		

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **John Thompson, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julianne Christou, an unmarried woman**, 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. 20, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee; located on Northeast corner of the intersection of Cleves and Sixth Streets.

Said property fronts 54.6 feet on the easterly side of Cleves Street, around a curve with a 10 foot radius for 15.7 feet connecting to a line 75.0 feet on the northerly side of Sixth Street, thence to a rear line 63.1 feet on the easterly side of the property described herein, to a line 83.0 feet on the northerly side, containing 0.12 acres, more or less.

Being the same property conveyed to John Thompson, a single man by Deed dated October 27, 2014, recorded October 29, 2014, in Instrument Number 20141029-0099777, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

2. Utilities Easement of record in Book 626, Page 556 and Book 1912, Page 76, Register's Office for said County.

3. Right of Way Easement for telephone lines of record in Book 662, Page 743, Register's Office for said County.

4. Restrictions as recorded in Book 1912, Page 76, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 509 Cleves Street, Old Hickory, TN 37138.

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. Whenever 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 my/our hand(s) this 17th day of December, 2018.

John Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2018, before me personally appeared John Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 17th day of December, 2018.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2021

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066