THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190119159** Karen Johnson Davidson County Batch# 201431 **DEEDWARR** 03/04/2019 11:22:54 AM 2 pgs Fees: $13.00 Taxes: $772.93 20190304-0019465	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$208,900.00. Affiant Subscribed and sworn to before me, this28th day of February, 2019. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 19, 2022

WARRANTY DEED

Address New Owner: Lauren W. Evans 3000 Hillsboro Pike Apt 89 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0A-089.00 CO

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, **Overton Thompson, III and Margaret Allison Thompson, Co-Executors of the Estate of Mary Palmer D. Thompson** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren W. Evans, a single woman**, ("Grantee"), 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 Unit No. 89 , on the Horizontal Property Regime for Versailles Apartments, as recorded in the Master Deed of record in Book 516 8 , page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 and as shown on the plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MARY PALMER D. THOMPSON, by deed from MARY P. THOMPSON AND HUSBAND, EARL THOMPSON, of record in Book 6413, page 20 , dated October 25, 1984 , said Register's Office. The said Mary Palmer D. Thompson have since died testate on or about July 23, 2018. OVERTON THOMPSON, III AND MARGARET ALLISON THOMPSON, CO-EXECUTORS OF THE ESTATE OF MARY PALMER D. THOMPSON have full power to convey said property pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 18P1341.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-03-0A-089.00 CO.

Master Deed of record in Book 516 8 , page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, further amended in Book 7770, page 955 and in Book 8434, page 719 , said Register's Office.

Matters shown on the Plan of record in Book 5050, page 80 as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153,, said Register's Office.

Grant of Easement of record in Instrument No. 20171127-0120858, said Register's Office.

This is improved property located at 3000 Hillsboro Pike Apt 89 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 February, 2019.

Overton Thompson, III, Co-Executor

Margaret Allison Thompson, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Overton Thompson, III and Margaret Allison Thompson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executors of the Estate of Mary Palmer D. Thompson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022