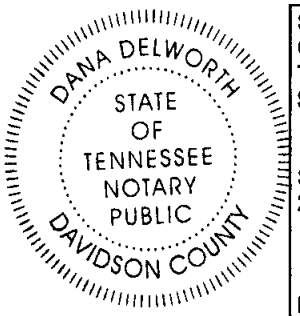


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $234,999.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of May, 2019.

NOTARY PUBLIC

My commission expires: 7/6/20

Karen Johnson Davidson County
Batch# 226568 DEEDWARR
05/06/2019 03:25:43 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20190506-0042412

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Darrellena Thompson	new owner	972A107CO
(NAME)	(NAME)	
4000 Hoggett Ford Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $234,999.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sarah E. Nash, a single person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Darrellena Thompson,** unmarried hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, said Register's Office, to which plan and certificate reference are hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah E. Nash, a single person, by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument Number 20120514-0041266, said Register's Office.

This property is __unimproved _X_improved property known as: 4000 Hoggett Ford Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

File# 19-7535

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-WR-19-4000

Witness our hands this 3rd day of May, 2019.

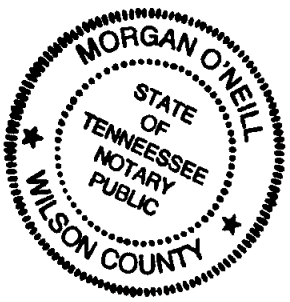
Sarah E. Nash

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah E. Nash, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of May, 2019.

Notary Public
My Commission Expires: 4-13-22



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122