Karen Johnson Davidson County
Batch# 235599 DEEDWARR
05/29/2019 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190529-0050493

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF19-040575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clarke J. Halfman and Judith H. Halfman	CapStar Bank	
(NAME)	(NAME)	
9028 Sawyer Brown Road	2002 Richard Jones Rd., Ste 300A	142-09-0H-122.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DENNIS E. THWEATT, TRUSTEE AND ANDREW M. BAILEY, CO-TRUSTEE OF THE THWEATT FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MAY 14, 2018, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARKE J. HALFMAN AND JUDITH H. HALFMAN, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Unit No. 9028, on the Plan of River Plantation, Section IX, Phase II-E, a Condominium, Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II E, Condominium Apartments, as established by the Master Deed of record in Book 8061, Page 341, and as further described in Annexation document of record in Book 9053, Page 256, and as shown on plan of record in Book 7900, Pages 583 and 584, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce E. Thweatt by Warranty deed from Kaylup S. Anderson and wife, Dorothy R. Anderson of record in Instrument No. 20140107-0001591 Register's Office for Davidson County, Tennessee, dated January 06, 2014 and recorded on January 07, 2014.

Being the same property conveyed to Dennis E. Thweatt and Joyce E. Thweatt, trustees of the Thweatt Family Revocable Living Trust Agreement dated May 14, 2018 by Quit Claim deed from Joyce E. Thweatt of record in Instrument No. 20180517-0047119 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 17, 2018.

Joyce E. Thweatt having since died on August 2, 2018.

unimproved ☐
This is improved ☒ property, known as 9028 Sawyer Brown Road, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Dennis E. Thweatt and Andrew M. Bailey, Trustees, Thweatt Family Revocable Living Trust Agreement dated May 14, 2018 this 28 day of May, 2019

Dennis E. Thweatt and Andrew M. Bailey, Trustees, Thweatt Family Revocable Living Trust Agreement dated May 14, 2018

BY: _____
Dennis E. Thweatt
Trustee

BY: _____
Andrew M. Bailey
Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

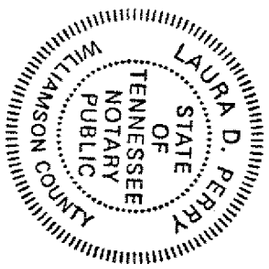
On this the 28th day of May, 2019, before me personally appeared Dennis E. Thweatt and Andrew M. Bailey, Trustee of the ~~Dennis E. Thweatt and Andrew M. Bailey, Trustees~~, Thweatt Family Revocable Living Trust Agreement dated May 14, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of May, 2019.

_____
Notary Public

My Commission Expires: 10.12.19

(SEAL)



True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.