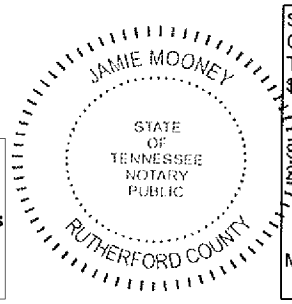
Karen Johnson Davidson County
Batch# 242006 DEEDWARR
06/11/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20190611-0056146



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $278,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of June, 2019.

NOTARY PUBLIC

My commission expires: 12-18-2021

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
201903WY-18, LLC (NAME)	SAME AS NEW OWNER (NAME)	0721001200
2202 Braun Ct (ADDRESS)	(ADDRESS)	
Golden, CO 80401		

Warranty Deed

For and in Consideration of the sum of $278,000.00 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 **Fred W. Thomas, an unmarried man**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **201903WY-18, LLC, a Wyoming Limited Liability Company**, 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 the 11th, formerly the 18th Civil District of said County, described as follows:

BEGINNING at a point In the center of Litton Lane or Avenue, the northwest corner of a lot of land conveyed to Elizabeth Waggoner by deed from E. B. Rucker and wife, of record In Book 340, page 224, Register's Office for said County; thence southerly with her western fine 429-1/2 feet; thence westerly 64-1/2 feet to the southeast corner of a lot of land conveyed to Lucy Peebles Akin and T.B. Akin, by deed from C. A. Peebles, et al, of record In Book 1005, page 630, said Register's Office; thence northerly with their eastern line, 413-1/2 feet to the center of Litton Avenue, their northeast corner; and thence easterly, with the center of said Avenue, 62-1/2 feet to the beginning.

Being the same property conveyed to Fred W. Thomas by deed from J.C. Rowell and wife, Irene B. Rowell of record in Book 4002, Page 516, said Register's Office.

This property is __unimproved _X_improved property known as: 1206 Litton Avenue, Nashville, TN 37216.

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.

Witness our hands this 7th day of June, 2019.

Fred W. Thomas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred W. Thomas, 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 7th day of June, 2019.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY