Name and Address of New Owner:
Caroline Fields
5707 Morrow Road
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 248348 DEEDWARR
06/25/2019 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190625-0061401

Map & Parcel No: 091060K00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dale Gerard Thompson and Lauralee Thompson, fka Lauralee Noelle Robey, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caroline Fields, a singe woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 "A", as established in Declaration of Covenants, Conditions and Restrictions for 5707 Morrow Road Townhomes, of record at Instrument No. 20141027-0098638, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit " C " to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dale Gerard Thompson and Lauralee Noelle Robey by Warranty Deed from Nashville Intown Development Co., LLC dated July 10th 2015 and recorded July 22nd 2015 of record in Instrument No. 20150722-0071738, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of June, 2019.

(SEAL)
Dale Gerard Thompson

(SEAL)
Lauralee Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2019, before me personally appeared Dale Gerard Thompson and Lauralee 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of June, 2019.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$425,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of June, 2019.

Notary Public
My commission expires: May 9, 2021
File No. 19-360

KELLY JEAN BIERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019

Notary's Seal (If on paper)