WARRANTY DEED

Karen Johnson Davidson County
Batch# 255154 DEEDWARR
07/11/2019 08:59:03 AM 2 pgs
Fees: $13.00 Taxes: $4,569.50

20190711-0067493

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF July, 2019.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Shelton, Trustee of the JPS Properties Revocable Trust, dated 7/9/19	SAME	
(NAME) 28 Northumberland	(NAME)	130-12-0A-015.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RUTH M. THOMSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN S. SHELTON, TRUSTEE OF THE JPS PROPERTIES REVOCABLE TRUST DATED JULY 9, 2019, HEREINAFTER CALLED THE GRANTEE, HISR SUCCESSORS 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 Lot No. 15 on the Plan of Northumberland, of record in Plat Book 6250, Page(s) 128 and 129, as corrected in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James C. Gooch by Quitclaim Deed from George P. Thomson and Ruth M. Thomson, of record in Book 9458, Page 511, Register's Office for Davidson County, Tennessee, dated September 06th, 1994 and recorded on September 07, 1994 and within the same Deed the said James C. Gooch conveyed his interest in the subject property to George P. Thomson and wife, Ruth M. Thomson, as tenants in common.

The said George P. Thomson having since died July 28, 2011 and by his Last Will and Testament under Docket No. 11P1209 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, real property was made a part of the probate estate with the Executor having the power to hold, administer and distribute including the power to sell and convey.

Being the same property conveyed to Ruth M. Thomson, as Trustee of The George P. Thomson Family Trust by Executor's Quitclaim Deed from Ruth M. Thomson, as Executor of The Estate of George P. Thomson, of record in Instrument No. 20120413-0031452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruth M. Thomson by Quitclaim Deed from Ruth M. Thomson, Trustee of the George P. Thomson Family Trust, of record in Instrument No. 20150406-029529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 28 Northumberland, Nashville, TN 37215
(House Number) (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.

Witness my hand this 10th day of July, 2019

RUTH M. THOMSON
* Ruth M. Thomson, by Attorney-in-Fact

BY: _____

DIANNE ELIZABETH T. SESSENWEIN,

ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of July, 2019, before me personally appeared Dianne Elizabeth T. Sessenwein, to me known to be the person who executed the foregoing instrument on behalf of Ruth M. Thomson and acknowledged that he executed the same as the free act and deed of Ruth M. Thomson.

Witness my hand and official seal this 10th day of July, 2019.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019