THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 276973 DEEDWARR
08/27/2019 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20190827-0086408

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ian Lars Thorson and Laura Galanti 500 Radnor Street Nashville, TN 37211	Regions 2050 Parkway Office Cr. Birmingham, AL 35244	119-13-0-211

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shawn Cormier II and Amanda Cormier, husband and wife, and Shawn P. Cormier and Laura Cormier, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ian Lars Thorson and Laura Galanti**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 92** on the Plan of College Heights of record in Plat Book 332, Page 19, in the 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 Faye S. Thompson, unmarried, by Warranty Deed from William Lou and wife, Sokha Nhep, of record on February 8, 2013, at Instrument No. 20130208-0013526, Davidson County Register of Deeds. Further being the same property conveyed to Shawn Cormier II and Amanda Cormier, husband and wife, and Shawn P. Cormier and Laura Cormier, husband and wife, as tenants in common with right of survivorship, by Warranty Deed from Faye S. Thompson, unmarried, of record on February 8, 2013, at Instrument No. 20130208-0013526, Davidson County Register of Deeds.

This property is commonly known as 500 Radnor Street, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 23 **day of August, 2019:**

Shawn Cormier II

Amanda Cormier

Shawn P. Cormier
by _____ Attorney in Fact

Shawn P. Cormier, by Shawn Cormier, II, Attorney in Fact

Laura Cormier
by _____ Attorney in Fact

Laura Cormier, by Shawn Cormier, II, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Cormier II** and **Amanda Cormier,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of August, 2019:

Notary Public

My Commission Expires: 5/31/22

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23rd day of August, 2019, before me personally appeared **Shawn Cormier, II**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Shawn P. Cormier and Laura Cormier**, and who acknowledged that such person executed the same as the free act and deed of **Shawn P. Cormier and Laura Cormier**.

Witness my hand and official seal, this the 23 day of August, 2019:

Notary Public

My Commission Expires: 5/31/22

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$399,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 23rd August DAY OF July, 2019:

Notary Public

My Commission Expires: 01-24-23

JAMIE IVEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2023

True Copy Certification

I, Jaymie Hargrave, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023