This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24400.2019

Karen Johnson Davidson County
Batch# 293038 DEEDWARR
09/30/2019 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20190930-0099149

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Rose Marie Schmillen Kevan Nicholas Lee Lum 232 Shawn Dr. Nashville, TN 37211	New Owner	133 11 0 152.00

WARRANTY DEED

For and in 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, **Keitha C. Thompson, an unmarried woman**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Rose Marie Schmillen and Kevan Nicholas Lee Lum, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Keitha C. Thompson by Deed dated December 14, 1994 from Glenn K. Everson and wife, Avara L. Everson and being of record in Book 9549, Page 974, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Aany and all notes and matters on the Plan of record in Plat Book 3600, Page 60, said Register's Office.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This is improved property is known as: 3820 Bunny Drive, Nashville, Tennessee 37211.

Executed on this 26th day of September, 2019.

Keitha C. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Keitha C. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of September, 2019.

Notary Public

My Commission Expires: 6-10-23

THOMAS N JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 26th day of September, 2019.

Notary Public

My Commission Expires: 12/15/2021

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm.Exp.
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)