WARRANTY DEED

Karen Johnson Davidson County
Batch# 309779 DEEDWARR
11/01/2019 03:34:17 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20191101-0112862

A-FBO-19-229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglass Moore Oliver, Jr. and Erica B. Oliver	**New Owner**	
(NAME)	(NAME)	
229 Deer Park Dr.		**116-14-0-085.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES M. THORNBURG AND WIFE, GRAY O. THORNBURG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLASS MOORE OLIVER, JR. AND ERICA B. OLIVER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Consolidation Plat, Linton-Oliver Subdivision, of record in Instrument No. 20021216-0154647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Charles M. Thornburg and wife, Gray O. Thornburg by Warranty Deed from William Huntley Oliver, of record in Instrument No. 20030411-0048480, Register's Office for Davidson County, Tennessee, dated April 03, 2003 and recorded on April 11, 2003.
AND
Being the same property conveyed to Charles M. Thornburg and wife, Gray O. Thornburg by Quitclaim Deed from Macrae Fort Linton and wife, Kelly A. Linton, of record in Instrument No. 20030626-0089012, Register's Office for Davidson County, Tennessee, dated June 19, 2003 and recorded on June 26, 2003.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20021216-0154647, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **229 Deer Park Dr., Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF OCTOBER, 2019.

Charles M. Thornburg

Gray O. Thornburg by Charles M. Thornburg as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES M. THORNBURG, the within named 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 30th of October, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES M. THORNBURG, 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 GRAY O. THORNBURG, and who acknowledged he/she/they executed the same as the free act and deed of the said GRAY O. THORNBURG.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212