RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912674

WARRANTY DEED

Karen Johnson Davidson County
Batch# 312840 DEEDWARR
11/07/2019 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20191107-0115254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$190,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2019.

Katherine Warren

NOTARY PUBLIC

My commission expires: 4-13-2022

KATHERINE R. WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD
4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walnut Crest, LLC 2935 Walnut Crest Dr. Antioch, TN 37013	New Owner	150-09-0-032.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HELEN R. THOMAS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WALNUT CREST, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 158 on the Plan of Forest View Park, Section 1, as of record in Book 3700, page 109, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George E. Thomas and wife, Helen R. Thomas, by Warranty Deed from C & S Builders, Inc., dated 9/27/1968, recorded 10/22/1968, of record in Book 4280, page 560, in the Register's Office for Davidson County, Tennessee. The said George E. Thomas having since died. leaving property solely vested in his wife, Helen R. Thomas.

The address of the herein described property is believed to be 2935 Walnut Crest Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of October, 2019.

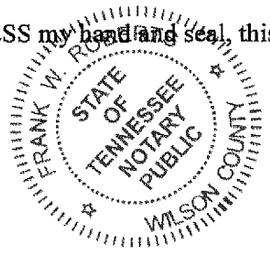
Helen R Thomas By G
Attorney-in-fact

HELEN R. THOMAS by GEORGE E. THOMAS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, George E. Thomas, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Helen R. Thomas by Power of Attorney of record in Instrument Number 201911070115253 Register's Office Davidson County Tennessee. granted and acknowledged that he executed the same as the free act and deed of the said Helen R. Thomas.

WITNESS my hand and seal, this the 11th day of October, 2019.



Notary Public
My commission expires: 10/6/21

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022