| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 35207-12-2019** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $995,000.00.<br><br>Carol H. Topley<br>Affiant<br><br>Subscribed and sworn to before me this 31st day of December, 2019.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

# WARRANTY DEED

| **Address New Owner:**<br>Charles M. Thornburg<br>Gray O. Thornburg<br>1212 Nichol Lane<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Charles M. Thornburg<br>1212 Nichol Lane<br>Nashville TN 37205 | **Tax Information:**<br>Map and Parcel No.:<br>130 09 0 146 00 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine T. Ray, married, an undivided one-half (50%) interest and Carol H. Topley, Trustee or any successor trustee, of the Family Trust U/W of Joseph B. Topley, Jr., an undivided one-half (50%) interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles M. Thornburg and Gray O. Thornburg, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1212 Nichol Lane, Nashville, TN 37205.

This property is not now nor has it ever been the marital residence of Grantor.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 337644 DEEDWARR
01/02/2020 02:25:33 PM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20200102-0000375

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 31st day of December, 2019.

Christine T. Ray

Carol H. Topley, Trustee of the Family Trust U/W
of Joseph B. Topley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine T. Ray, individually, and Carol H. Topley, as Trustee of the Family Trust U/W of Joseph B. Topley, Jr. 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, at office, this 31st day of December, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 of Block 3 on the Map of Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christine T. Ray, married, an undivided one-half (50%) interest, and Joseph B. Topley, Jr., an undivided one-half (50%) interest, as tenants in common by Quitclaim Deed dated July 25, 2012 from M. Allison Thompson, Trustee of record in Instrument No. 20120801-0068032, Register's Office for Davidson County, Tennessee. Joseph B. Topley, Jr. having since died on March 25, 2014 leaving a Last Will and Testament filed for Probate in Docket No. 14P720, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Joseph B. Topley, Jr. directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Carol H. Topley. By Executor's Quitclaim Deed dated November 19, 2014 of record in Instrument No. 20141121-0107227, Register's Office for Davidson County, Tennessee, Carol H. Topley, as Executor of the Estate of Joseph B. Topley, Jr. conveyed his interest in subject property to Carol H. Topley, Trustee, or any successor trustee, of the Family Trust U/W Joseph B. Topley, Jr.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 130 09 0 146 00.
2. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No.: 130 09 0 146 00.
3. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5799, page 539, Register's Office for Davidson County, Tennessee.