Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 339230 **DEEDWARR** 01/07/2020 09:03:56 AM 2 pgs Fees: $13.00 Taxes: $1,058.20 20200107-0001936	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **286,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/31/2019** Notary Public MY COMMISSION EXPIRES: 10/26/20 (AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2433

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iltene V. Noel	**Castle & Cooke Mortgage LLC,**	**063-00-0-069.00**
(NAME) **1717 Hudson Road**	(NAME) **13751 S. Wadsworth Park Drive, Ste. 101**	
(ADDRESS) **Madison, TN, 37115**	(ADDRESS) **Draper, UT84020**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rita K. Thurston, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iltene V. Noel, a married person,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as Tract No. 2 in the deed from Louis Clifton Huffines and wife, to George P. Howell, more particularly described according to a copy of a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

BEGINNING at a spike in the center of Hudson Road 208.5 feet southerly from the southeast corner of said Hudson Road and Nawakwa Trail, now called Pawnee Trail, said point being also the southwest corner of a tract of land owned by Daniels; thence with the south boundary of said Daniels tract, N. 72 degrees E. 220.7 feet to Daniels' southeast corner; thence with the east boundary of said Daniels tract, N. 0.5 degrees E. 81.1 feet to a point; thence eastwardly 20.7 feet to an iron pin and N. 0.4 degrees 30' W. 92.6 feet to an iron pin in the southerly margin of said Nawakwa Trail, now called Pawnee Trail; thence S. 14 degrees 30' E. 375 feet, more or less,

to an iron pin in the northerly boundary of a 13.1 acre tract shown on said survey; thence with same, S. 75 degrees 15' W. 22.6 feet to a point; thence S. 30 degrees 55' E. 79.8 feet to a point; thence S. 72 degrees W. 200 feet to a point in the center of said Hudson Road; thence with the same, N. 30 degrees 55' W. 300 feet to the beginning, said tract being designated as Lots Nos. 1 and 2 on said survey, and a tract on said survey.
Louis J. Thurston, Sr. and Rita K. Thurston, husband and wife

Being the same property conveyed to Louis J. Thurston, Sr. and Rita K. Thurston, husband and wife by Deed dated May 12, 2015 from Juanita M. Bakke, unmarried, recorded May 22, 2015, in Instrument Number 20150522-0047605, in the Register's Office of Davidson County, Tennessee.

Louis James Thuston Sr. died April 7, 2019 leaving Rita K. Thurston as sole owner.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1717 Hudson Road, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

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

Rita K. Thurston
Rita K. Thurston

STATE OF Florida
COUNTY OF Madison

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Rita K. Thurston**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that ~~he~~/she/~~they~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **December, 2019.**

MAVERICK D. HAMPTON
MY COMMISSION # GG48273
EXPIRES: January 18, 2021

NOTARY PUBLIC

My Commission Expires: 1/18/21