This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5902

Karen Johnson Davidson County
Batch# 340218 DEEDWARR
01/08/2020 09:21:01 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20200108-0002488

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $720,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2020

Notary Public
My Commission Expires: 4/13/2021

TRACY E. SPINKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grayson Philip Thibadeau and Laura Lamar Thibadeau 6121 Melbourne Drive Nashville, TN 37215		158 03 0 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Alholm and Brooke Alholm, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Grayson Philip Thibadeau and Laura Lamar Thibadeau, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 499, HILLSBORO PARK, SECTION VIII, as shown on plat of record in Plat Book 2663, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Alholm and Brooke Alholm, husband and wife, by Warranty Deed from Steven D. Myers, married, of record in Instrument No. 20180321-0026317, in the Register's Office of Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018.

This is ☒ improved or ☐ unimproved property located at: **6121 Melbourne Drive, Nashville, TN 37215**

This conveyance is made subject to 1) The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever 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, Grantor has executed this instrument on this 3rd day of January, 2020.

GRANTOR:

Daniel Alholm

Brooke Alholm

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Alholm and Brooke Alholm, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 3rd day of January, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY