(1) Return to: BRIDGEHOU__ ....
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0033

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of February, 2020

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 361180 DEEDWARR
02/21/2020 10:52:56 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200221-0019435

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas B. Willett 1032 Donoho Drive Old Hickory, TN 37138	Bank of England 5 Statehouse Plaza #500 Little Rock AR 72201	053-16-0-296.00-000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas Olsen, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas B. Willett, single man

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Final Plat of Jackson's Landing Estates Section II of record in Plat Book 8250, Page 975, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Olsen by Warranty deed from Jerry R. Cary and wife, Stacy L. Cary of record in Instrument No. 20170601-0054580 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on June 01, 2017.

Shay Olsen, with the consent of the granting spouse, Thomas Olsen, hereby joins in executing this instrument to convey any marital interest she may have, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1032 Donoho Drive, Old Hickory, TN 37138

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of February, 2020.

Thomas Olsen

Shay Olsen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, **Thomas Olsen and Shay Olsen**, a Notary Public in and for said County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of February, 2020.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: _____