(1)

BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 365644 DEEDWARR
03/02/2020 10:55:58 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20200302-0022974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAITLYN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Daniel Nedds | New Owner | |
| (NAME) | (NAME) | |
| 920 Nicole Circle | | 091 09 0 232.00 |
| (ADDRESS) | (ADDRESS) | |
| Okemos, MI 48864-1253 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **WILLIAM L. THOMAS, III, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT DANIEL NEDDS, MARRIED,** 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. 30, of Block "E", on the plan of Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to William L. Thomas, III and Carolyn Thomas, Husband and Wife, by Warranty Deed from Larry Shaver and wife, Jerrie Shaver, of record in Book 10730, Page 407, in the Register's Office of Davidson County, Tennessee, dated December 18, 1997 and recorded December 22, 1997.**

**Being the same property conveyed to William L. Thomas, III, unmarried, by Quit Claim Deed from Carolyn Thomas, unmarried, of record in Instrument No. 20090812-0075872, in the Register's Office of Davidson County, Tennessee, dated August 06, 2009 and recorded August 12, 2009.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

unimproved _
This is improved x property, known as 6359 Alamo Pl., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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.

Witness my hand this 28th day of February, 2020

William L. Thomas III

WILLIAM L. THOMAS, III

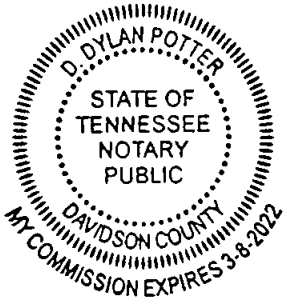
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Thomas, III, the bargainor, 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 this 28th day of February, 2020.

Commission expires:




Notary Public