WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th of March, 2020

Notary Public

MY COMMISSION EXPIRES: 5-9-2023 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candace Thomas	New Owner	172 03 0A 104.00 CO
(NAME) 5373 Windypine Dr	(NAME)	Karen Johnson Davidson County Batch# 371918 DEEDWARR 03/13/2020 09:14:50 AM 2 pgs Fees: $13.00 Taxes: $1,535.50
(ADDRESS) Nashville, TN 37211	(ADDRESS)	20200313-0028141
(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, I, **Laura E. Kobrick, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lewis D. Thomas and Diane K. Thomas, husband and wife, as to a fifty (50%) undivided interest and Candace D. Thomas, unmarried, as to a fifty (50%) undivided interest, as tenants in common with rights of survivorship,** 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:

Being Lot No. 104 on the Plan of The Woodlands, Phase I, Section I, of record in Plat Book 6900, pages 498 and 499, 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 Krista L. Wilhite a married woman, by Warranty Deed from Manish Kharat and Puja Kadolkar husband and wife, dated March 3, 2017, of record in Instrument No. 20170307-0022385, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Laura E. Kobrick, an unmarried woman, by Warranty Deed from Krista L. Wilhite, an unmarried woman, dated September 27, 2018, of record in Instrument No. 20181004-0098484, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5373 Windypine Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 6900, pages 498 and 499; Restrictions of record in Book 7334, page 109; Book 7408, page 250; Book 7516, page 37; Book 8464, page 463; Book 8622, page 390; Book 8634, page 224 and Book 8643, page 675; Articles of Incorporation/ Charter of record in Book 8454, page 246; Easement for sanitary sewers/ storm drainage of record in Book 7091, page 428 and Book 6710, page 495; Stormwater Detention Agreement of record in Book 7336, page 3; Quitclaim Deed to

Homeowners Association for common area of record in Book 8472, page 310; all of record in the Register's Office for Davidson County, Tennessee.

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 12th day of March, 2020.

Laura E. Kobrick

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Laura E. Kobrick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 31092

