WARRANTY DEED

Karen Johnson Davidson County
Batch# 376246 **DEEDWARR**
03/23/2020 02:20:37 PM 3 pgs
Fees: $18.00 Taxes: $1,433.75

20200323-0031559

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-25-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexandra M. Ogburn	Pinnacle Bank	Parcel ID: 038 00 0 082.00 and 038 00 0 141.00
(NAME) 6105 Old Hickory Boulevard and Old Hickory Blvd.	(NAME) 150 3rd Ave South Ste 1000	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul L. Thibedeau, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra M. Ogburn**, 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 Number 1 on the Final Plat of Grady Subdivision, of record in Book 9700, page 505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul L. Thibedeau and wife, Tina A. Thibedeau by Warranty Deed from William O. Bostick and wife, Thelma R. Bostick, dated April 20, 2004 and recorded October 25, 2004, as Instrument No. 20041021-0126592 and Instrument No. 20041025-0127741, in said Register's Office for Davidson County, Tennessee. The said Tina A. Thibedeau having died December 21, 2019 leaving Paul Thibedeau as surviving tenant by entirety.

Property Address: 6105 Old Hickory Boulevard, Whites Creek, TN 37189
Parcel ID No.: 038 00 0 082.00

Land in Davidson County, Tennessee, described as follows:
Located in the 14th District of said County, beginning at an iron pin and power poles on the N. margin of Old Hickory Boulevard, S.W. corner of a small tract owned by Wallace L. Carney, formerly a part of this tract; thence leaving said Boulevard, N. 8 deg 30' E. 307 feet to a point on the S. side of 20 foot easement road to this property; also the N.W. corner of said Carney Tract; thence crossing the 20 foot easement, N. 4 deg. 15' E. 220 feet to a corner fence post, a corner of the Detchron property; thence with the Detchron

line, N. 76 deg. W. 663 feet to an iron pin and a corner fence post, Detchron's S.W. corner; thence generally with an old fence line, S. 15 deg. E. 301 feet to an iron pin, the N.E. corner of Swafford tract; thence with Swafford's E. line, S. 27 deg. E. 515 feet to an iron pin in the N. margin of Old Hickory Boulevard; thence with N. margin of said Boulevard, N. 77 deg. E. 183 feet to a stake; thence N. 80 deg. E. 100 feet to the beginning, containing 6.99 acres, more or less.

Being the same property conveyed to Paul Thibedeau and wife, Tina Thibedeau by Warranty Deed from Peggy N. Hampton, unmarried, dated April 30, 2007 and recorded May 1, 2007, as Instrument No. 20070501-0051928, in said Register's Office for Davidson County, Tennessee. The said Tina A. Thibedeau having died December 21, 2019 leaving Paul Thibedeau as surviving tenant by entirety.

Property Address: Old Hickory Boulevard, Whites Creek, TN 37189
Parcel ID No.: 038 00 0 141.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6105 Old Hickory Boulevard and Old Hickory Blvd., Whites Creek, TN 37189

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 our hands this 19 day of March, 2020

X _____
Paul L. Thibedeau

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Paul L. Thibedeau, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2020.

Notary Public

My Commission Expires

(SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023