THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35378-03-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me this 26 day of March, 2020. Notary Public My Commission Expires: 9-6-22 TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ramie R. Young 1000 Clearview Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 116 08 0 J 004 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Chris Thomson, Trustee of The John Chris Thomson Revocable Trust dated November 6, 2019**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramie R. Young, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1000 Clearview Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 378351 DEEDWARR
03/27/2020 09:41:39 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50

20200327-0033250

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of March, 2020.

John Chris Thomson, Trustee of The John Chris Thomson Revocable Trust dated November 6, 2019

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Chris Thomson, Trustee of The John Chris Thomson Revocable Trust dated November 6, 2019, 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, at office, this 25 day of March, 2020.

Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On March 25, 2020 (Date) before me, Laura Harris, Notary Public (Here Insert Name and Title of the Officer)

personally appeared John Chris Thomson (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

LAURA HARRIS
Notary Public - California
Riverside County
Commission # 2152996
My Comm. Expires May 13, 2020

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: March 25, 2020 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: John Chris Thomson	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Revised Kenner Manor as of record in Plat Book 6250, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Chris Thomson, unmarried, by deed dated October 21, 2005 from James F. Frost and Diana P. Frost, Trustees of The Revocable Living Trust of James F. Frost and Diana P. Frost of record in Instrument No. 20051031-0131188, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 6, 2019 of record in Instrument No. 20191209-0126761, Register's Office for Davidson County, Tennessee, John Chris Thomson conveyed subject property to John Chris Thomson, Trustee of The John Chris Thomson Revocable Trust dated November 6, 2019.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 116 08 0 J 004 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Kenner Manor of record in Book 6631, page 407, Register's Office for Davidson County, Tennessee.
3. By-Laws of Kenner Manor Homeowner's Association, of record in Book 6631, page 417, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 777, Register's Office for Davidson County, Tennessee.