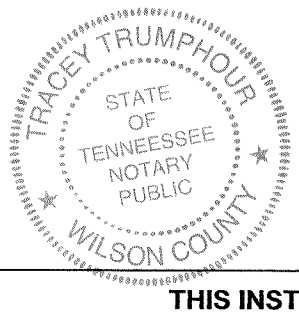
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George L. Thomas III	George L. Thomas III	07511016900
(NAME)	(NAME)	Karen Johnson Davidson County
1009 Rachels Square	14444 Lebanon Road	Batch# 382454 DEEDWARR
(ADDRESS)	(ADDRESS)	04/07/2020 01:57:30 PM 3 pgs
Hermitage, TN 37076	Lakewood, TN 37138	Fees: $18.00 Taxes: $425.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20200407-0036702

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Betsy Nelson and Robert Nelson, wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **George L. Thomas III, and Dora P. Thomas, husband and wife,,** hereinafter called the GRANTEE(S), his/her/their 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. 91A, Rachel's Square Section Two, Lot Division , Lots 80-11 and 103-107, of record in Book 6250, Page 542, amending Book 6050, Page 124, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Betsy Nelson and Robert Nelson by Warranty Deed from Nicholas P. Tolar and Ruth A. Lane, Now Known as Ruth A. Tolar, husband and wife, dated 03/30/2015, of record in Instrument 201504070030517, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 6250, Page 542, amending Book 6050, Page 124 (2) Covenants, conditions, easements and restrictions recorded in Book 6619, Page 777, Book 8030, Page 757, Book 11627, Page 594 and Instrument No. 20070619007374 (3) Charter recorded 10/16/1985 of record in Book 6683, Page 576 and Book 8030, Page 759, (4) EASEMENT including terms and conditions thereof as recorded in Instrument 201205210043892 (5) EASEMENT including terms and conditions thereof as recorded in Instrument 201502110012558 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1009 Rachels Square, Hermitage, TN 37076

File No.: 700950
Warranty Deed TN

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of April, 2020.

Robert Nelson

Betsy Nelson

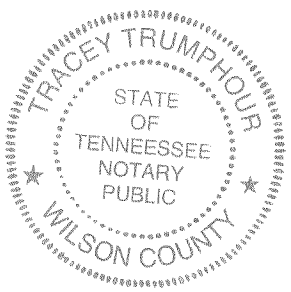
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Nelson and Betsy Nelson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of April, 2020.

Notary Public

My Commission Expires: 5.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

