Karen Johnson Davidson County
Batch# 432168 DEEDWARR
07/07/2020 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20200707-0073400

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

BB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
6260 Nolensville Road, LLC	6260 Nolensville Road, LLC	
(NAME)	(NAME)	17300007200
6324 Hills Chapel Road	5019 Mountainview Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37207	
(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, **Bobby Thomas, Jr. and wife, Keri Thomas** ,HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6260 Nolensville Road, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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 part of Tract No. 11, on the Plan of Marshall T. Polk's Subdivision of the Patterson Lands, of record in Book 421, Page 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being on the Northerly margin of Hills Chapel Road or Harbart Road 219 feet Westerly from the intersection of the Northerly margin of said Road and the Western boundary line of the property conveyed to C. Hopper Scott, by deed from W. M. Oakley and wife of record in Book 2147, Page 210, said Registers Office; thence with the Northerly margin of said road Westwardly 120 feet; thence Northwardly 210 feet; thence Eastwardly 120 feet; thence Southwardly 210 feet to the point of beginning.

Being the same property conveyed to Bobby Thomas, Jr. and wife, Keri Thomas by Warranty deed from Terry Lee Stewart, a married man of record in Instrument No. 20080404-0034152 Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 04, 2008. (Value of consideration shown in aforementioned deed $50,000.00.)

Keri Thomas executed this instrument on behalf of Bobby Thomas, Jr. pursuant to Power of Attorney of record in 20200706-0072397, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 421, Page 146. Water and Water Pump Agreement of record in Book 2811, Page 503, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6324 Hills Chapel Rd. Nashville, TN 37211
(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 29th day of June, 2020.

Bobby Thomas Jr. by Keri Thomas, Attorney in Fact

Bobby Thomas, Jr. by Keri Thomas, Attorney – In-Fact

Keri Thomas

Keri Thomas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keri Thomas**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2020.

Cari Allen

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of June, 2020, before me personally appeared **Keri Thomas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Bobby Thomas, Jr**, and who acknowledged that she executed the same as the free act and deed of **Bobby Thomas, Jr.**

WITNESS my hand and official seal at office this 29th day of June, 2020.

Cari Allen

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My commission expires: 7-5-21

STATE OF Tennessee
COUNTY OF Davidson

Keri Thomas, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Bobby Thomas, Jr.**, the principal.

This 29th day of June, 2020

Keri Thomas

Keri Thomas

WITNESS my hand and official seal at office this 29th day of June, 2020.

Cari Allen

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My commission expires: 7-5-21

Certificate of Authenticity

I, Venikkia Branch, do hereby 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21