Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me this 22nd day of September, 2020.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 480919 DEEDWARR
09/22/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200922-0108562

Address of New Owner:	Send Tax Bills to:	Tax Information
Leah P. Agler 1445 Market Square Nashville, TN 37076	Evansville Teachers Federal Credit Union 1200 Forest Bridge Rd. Louisville, KY 40223	086-07-155.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brodrick Thomas and Lauren Thomas, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Leah P. Agler, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 223 on the Plan of Final Planned Unit Development, Phase V-B Revised, Jackson's Retreat of record in Plat Book 6250 Page 905, 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 Brodrick Thomas and wife, Lauren Thomas by Deed from Christopher E. Ham and wife, Stephanie J. Ham of record in Instrument No. 20160415-0036079, Register's Office for Davidson County, Tennessee, and dated April 14, 2016.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Jackson's Retreat of record in Plat Book 6250 Page 905 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1445 Market Square, Nashville, TN 37076

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of September, 2020.

Brodrick Thomas

Lauren Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of September, 2020, before me personally appeared Brodrick Thomas and Lauren Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS MANOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202009220108562

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY