THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728644**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $. **449,900.00** Affiant Subscribed and sworn to before me, this 28th day of August, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 490828 DEEDWARR
10/07/2020 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,664.63
20201007-0116156

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8/20/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erik R Hewitt 82 Twin Street Nashville TN 37209	New Owner	Tax Parcel ID No. 091 13 0 543.00

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, **Kenneth M. Thompson Jr., married and Loiette H. Thompson, a single woman**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik R Hewitt**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, 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 Kenneth M. Thompson, Jr., a single man, and Loiette H. Thompson, a single woman, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Robert Francis Kincaid, married, of record in Instrument No. 20180117-0004778, in the Register's Office of Davidson County, Tennessee, dated January 08, 2018 and recorded on January 17, 2018.

Kenneth M. Thompson, Jr. did not use this property as his marital residence.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Nashville Heights, as recorded in Plat Book 332, Page(s) 127.

This is improved property located at 82 Twin Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2020.

Kenneth M. Thompson Jr

Loiette H. Thompson
Loiette H Thompson
By: Kenneth Thompson, Jr, Attorney in Fact
By Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth M. Thompson, Jr., 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, and who further acknowledged that he is the Attorney-in-Fact for Loiette H. Thompson and that he is authorized by Loiette H. Thompson to execute this instrument on her behalf.

WITNESS my hand, at office, this 28th day of August, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 091 13 0 543.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140 ON THE PLAN OF WEST NASHVILLE HEIGHTS OF RECORD IN PLAT BOOK 332, PAGE 127, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 82 Twin St, Nashville, TN 37209-1861

Being the same property conveyed to Kenneth M. Thompson, Jr., a single man and Loiette H. Thompson, a single woman, as tenants in common with the right of survivorship, by deed dated January 8, 2018 of record in Deed Instrument/Case No. 20180117-0004778, in the County Clerk's Office.

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne