20-CD-806

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-11357-BW

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC ...ON COUNTY ...on Expires 06-10-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,900.00.

Karen Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 518116 DEEDWARR
11/18/2020 09:34:33 AM 2 pgs
Fees: $13.00 Taxes: $1,390.83

20201118-0135626

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson D. Trimmer		MAP
7905 Oakfield Grove	Loandepot.com, LLC 4800 N. Scottsdale Rd, Ste 3800	PARCEL 181-10-0A-257.00-CO
Brentwood, TN 37027	Scottsdale AZ 85251	
(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, **Daniel S. Thomas, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nelson Trimmer, a married person**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 828 on the Plan of Autumn Oaks of record in Plat at Instrument No. 20050906-0106510, 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 Daniel S. Thomas by Warranty deed from Spicewood Services, Inc., a Tennessee corporation of record in Instrument No. 20090601-0049830 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 01, 2009.

Patricia A. Thomas joins in this conveyance to convey any and all marital interest she may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **7905 Oakfield Grove, Brentwood, TN 37027.**

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 _____ hand( ) this the 16th day of November, 2020.

Daniel S. Thomas

Patricia A. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel S. Thomas** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of November, 2020.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia A.. Thomas** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of November, 2020.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public