BOX 10-A

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2021.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 580154 DEEDWARR
03/01/2021 10:08:49 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210301-0025182

2021-82

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Hull	Michael Hull	
154 Woodmont Boulevard	P.O. Box 90911	116-03-0-128.00
Nashville, TN, 37205	Nashville, TN 37209	

WARRANTY DEED

For and in 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

Jennifer Champion Thigpen, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael T. Hull and Kelsey Hull, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the northwesterly one-half of Lot No. 103 on the Plan of Kenner Manor Lane Company's Seconds Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 103 fronts 50 feet on the North margin of Woodmont Boulevard and extends back between parallel lines 200 feet to dead line in the rear.

Being the same property conveyed to Robert D. Champion by Warranty deed from Cara Graham Hogan and Barbara Ferris Richards, as Co-Executrixes under the Last Will and testament of Rebecca G. Ferris a/k/a Rebecca M. Graham Ferris of record in Instrument No. 20130416-0037493 Register's Office for Davidson County, Tennessee, dated April 12, 2013 and recorded on April 16, 2013.

Being the same property conveyed to Jennifer E. Champion, Co-trustee for The Champion Trust for Jennifer E. Champion dated August 1, 1997, as restated on November 04, 2003, and as Subsequently amended by Quitclaim deed from Robert D. Champion of record in Instrument No. 20131211-0125414 Register's Office for Davidson County, Tennessee, dated December 05, 2013 and recorded on December 11, 2013.

Being the same property conveyed to Jennifer Champion Thigpen, married

by Quitclaim deed from Jennifer E. Champion, Co-trustee for The Champion Trust for Jennifer E. Champion dated August 1, 1997, as restated on November 04, 2003, and as Subsequently amended of record in Instrument No. 20210203-0015960 Register's Office for Davidson County, Tennessee, dated February 03, 2021 and recorded on February 03, 2021.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **154 Woodmont Boulevard, Nashville, TN 37205.**

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 our hands this 26th day of February, 2021.

Jennifer Champion Thigpen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Champion Thigpen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

