Karen Johnson Davidson County
Batch# 812856 DEEDWARR
03/01/2022 10:13:17 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20220301-0022955

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-310

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($750,000.00) cash in hand paid, the receipt of which is hereby acknowledged, THOMAS L. RICE, UNMARRIED ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto ROBERT ERIC THORNTON, UNMARRIED, his heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being the East 5 feet of Lot No. 4, and the West 45 feet of Lot No. 5, on the map of Hardison and Young's Lots in West End Park as of record in Deed Book 421, Page 190, Register's Office for said county. Said parts of Lot Nos. 4 and 5 front together 50 feet on the northerly side of a 50 foot strip of ground lying between the north line of Murphy Road, and said Plan of lots and run back between parallel line 150 feet to an alley.
>
> Being the same property conveyed to Thomas L. Rice by deed from Mamie Kittleband, unmarried, dated May 27, 2005, and of record in Instrument No. 20050606-0064400, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Thomas L. Rice and Berenda R. Vance, by deed from Thomas L. Rice, dated December 28, 2007, and of record in Instrument No. 20080107-0001337, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Thomas L. Rice by deed from Berenda R. Vance, dated January 26, 2022, and of record in Instrument No. 20220128-0010600, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Murphy Road and an alley.
>
> 2. All matters shown on plat of record in Deed Book 421, Page 190, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2022.

THOMAS L. RICE

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared THOMAS L. RICE, 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 and official seal at office in said County this 28th day of February, 2022.

NOTARY PUBLIC

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of February, 2022.

NOTARY PUBLIC

My commission expires:_____

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Map & Parcel No: 104-05-0-082

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
ROBERT ERIC THORNTON
702 East College Street
Suite 200
Dickson, TN 37055