WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/05 09:14 3 pgs
Fees:18.00 Taxes:432.53
20050429-0047686

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danick Dupelle	U.S. Bank Home Mortgage	135-16B-129
(NAME)	(NAME)	
660 Flintlock Court	P.O. Box 7298	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Springfield, OH 45501-7298	
(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, Donna Venters and husband, Thomas Dinsenbacher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danick Dupelle, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain property in Davidson County, TN, described as Unit No. 129 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, TN, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village – Tract 11, recorded at Instrument No. 20021120—0143949, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Donna Venters, unmarried, by Warranty Deed from Beazer Home Corp. d/b/a Phillips Builders, dated September 30, 2003, of record in Instrument No. 20030930-0144128, Register's Office for Davidson County, Tennessee.

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

Thomas Dinsenbacher joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 660 Flintlock Court, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of April, 2005.

Donna Venters

~~Thomas Dinsenbacher~~

STATE OF COLORADO

COUNTY OF Arapahoe

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

Witness my hand and official seal at Aurora, Colorado this 23rd day of April, 2005.

Commission expires:

My Commission Expires 4/6/2008

Notary Public

CHAD COULTHART NOTARY PUBLIC STATE OF COLORADO

(AFFIX SEAL)

Witness our hands this 25 day of April, 2005.

~~Donna Venters~~

Thomas Dinsenbacher

STATE OF ~~COLORADO~~ Alabama
COUNTY OF Limestone

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

Witness my hand and official seal at Limestone County Alabama ~~Colorado~~ this 25th day of April, 2005.

Commission expires: 11-22-08

Notary Public

Witness Thomas Dinsenbacher only

(AFFIX SEAL)

ALABAMA STATE AT LARGE NOTARY PUBLIC TARA MASHBURN