WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085187 DEEDWARR
Recvd: 11/12/14 10:34 2 pgs
Fees:13.00 Taxes:795.50
20141112-0104047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly K. Lett	New Penn Financial, LLC	143-1-A-113.00 CO
(NAME)	(NAME)	
113 Windsor Terrace Drive	4000 Chemical Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ryan Duprey and Jennifer L. Duprey, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly K. Lett, an unmarried woman, 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:

Land in Davidson County, Tennessee, being Unit 113, WINDSOR TERRACE CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 869, as shown as Exhibit "C" to Master Deed of record of Book 7436, Page 667, re-recorded in Book 7464, Page 297, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ryan Duprey and Jennifer L. Fees as tenants in common with right of survivorship by Warranty Deed from Vickie L. Sullivan, a single person, recorded on the 9th day of May, 2008 in Instrument No. 20080509-0048231, in the Register's Office of Davidson County, Tennessee. The said Ryan Duprey and Jennifer L. Fees having since married. The said Jennifer L. Fees now being known as Jennifer L. Duprey.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 113 Windsor Terrace Drive, Nashville, TN 37221
(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 7th day of November, 2014.

Ryan Duprey

Jennifer L. Duprey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Duprey and Jennifer L. Duprey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018