# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088436 DEEDWARR
Recvd: 11/24/14 14:17 2 pgs
Fees:13.00 Taxes:1180.30
20141124-0108196

R-VRES-14-0701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jennifer F. Duprey and Ryan M. Duprey** | New owner | |
| (NAME) | (NAME) | **103-06-0-234.00** |
| **701 Kendall Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LESLEY SPOOR LASSITER (F/K/A LESLEY SPOOR), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER F. DUPREY AND RYAN M. DUPREY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, 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. 14, which is a corner lot, fronts 80.27 feet on the Westerly margin of Kendall Drive and fronts 159.84 feet on the Southerly margin of Stoneyway Trail, said frontages being joined by a curve having a length of 40.43 feet, and extends back 186.4 feet on the Southerly line and 69.4 feet on the Westerly line, to a point of intersection.

Being the same property conveyed to Lesley Spoor by Warranty Deed from John F. Kleiner and spouse, Stephanie Shumaker Kleiner of record in Instrument No. 20041004-0119106 Register's Office for Davidson County, Tennessee, dated October 01, 2004 and recorded on October 04, 2004. The said Lesley Spoor having since married and is now known as Lesley Spoor Lassiter.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 107, Register's Office for Davidson County, Tennessee.
- Deed of driveway Easement of record in Book 5172, Page 478, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 Kendall Drive , Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21st DAY OF NOVEMBER, 2014.

Lesley Spoor Lassiter

Christopher Lassiter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

