Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104674 DEEDWARR
Recvd: 12/11/15 09:03 2 pgs
Fees:13.00 Taxes:924.63
20151211-0124646

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle Dupriest-Streck	New owner	034-16-0-A-002.00 CO
(NAME)	(NAME)	
201 Warren Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, I, **Whitney Wallace now known as Whitney Wallace Holder, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle Dupriest-Streck and Scott P. Dupriest, wife and husband,** 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 Lot No. 1 on the Final Plat for Warren Place Subdivision of record in Instrument No. 20060411-0041769, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Whitney Wallace, unmarried, by Special Warranty Deed from Renasant Bank, dated June 30, 2011, of record in Instrument No. 20110714-0054046, Register's Office for Davidson County, Tennessee.

Donnie L. Holder, Jr., spouse of Whitney Wallace Holder joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated as of the date of this instrument; all matters appearing on the Plan of record in Instrument No. 20060411-0041769; restrictions of record in Instrument No. 20060411-0041769; Easement set out in Instrument No. 20020130-0013415; Stormwater Detention Agreement of record in Instrument No. 20040903-0107083 and Notice of acceptance of public infrastructure of record in Instrument No. 20151008-0102702; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 201 Warren Court, Old Hickory, TN 37138
(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 4th day of December, 2015.

Whitney Wallace Holder, by Donnie L. Holder, Jr., her Attorney-in-Fact

Donnie L. Holder, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Donnie L. Holder, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Whitney Wallace Holder, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Whitney Wallace Holder, the within named bargainor by the said Donnie L. Holder, Jr., as such Attorney-in-Fact.

WITNESS my hand and official seal in Mount Juliet, Tennessee this 4th day of December, 2015.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, Donnie L. Holder, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 4th day of December, 2015.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 21882