BILL GARRETT, Davidson County
Trans:T20160032302 DEEDWARR
Recvd: 04/20/16 09:24 2 pgs
Fees:13.00 Taxes:3441.00
20160420-0038127

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

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $930,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2016.

Notary Public

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Wesley Vause and William Wright 3013 New Natchez Trace Nashville, TN 37215	New Owner	104 14 0G 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN A. DUPUIS AND HUSBAND, PATRICK DUPUIS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WESLEY M. VAUSE AND SPOUSE, WILLIAM L. WRIGHT, JR.** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 11, as shown on the map entitled Whitworth, Phase 2, of record in Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn A. Dupuis and husband, Patrick Dupuis, by deed from Charles M. Flood, Jr., Trustee of the L & F Trust, with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary, pursuant to the terms of the Amended and Restated Land Trust Agreement dated August 25, 2008, of record in Instrument No. 20090924-0089014, dated September 18, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 7900, page 470, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27 and Instrument No. 20100615-00466543 and Amendment to By-Laws of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.

4. Sewer Easements of record in Book 3467, page 194 and Book 3505, page 338, Register's Office for Davidson County, Tennessee.

5. Easements for water mains of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

This is improved property known as: **203 Belclaire Place, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of April, 2016.

Carolyn A Dupuis
Carolyn A. Dupuis

Patrick Dupuis
Patrick Dupuis

BY: Carolyn A Dupuis atty in fact
Carolyn A. Dupuis, Attorney-In-Fact, pursuant to Power of Attorney of record in Inst. No. 20160420-0038126, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn A. Dupuis, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2016.

(Seal)

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Carolyn A. Dupuis, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of Patrick Dupuis and who acknowledged that she executed the same as the free act and deed of Patrick Dupuis.

WITNESS my hand, at office, this 8th day of April, 2016.

(Seal)

Notary Public

My Commission Expires:

643178.1/2015680