BILL GARRETT, Davidson County
Trans:T20170060975 DEEDWARR
Recvd: 07/17/17 15:28 2 pgs
Fees:13.00 Taxes:629.00
20170717-0071821

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1201

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of July, 2017

Notary Public
Commission Expires: 5-3-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth Barrett 614 Hume Street Nashville, TN 37208	New Owners	07007003500

WARRANTY DEED

FOR AND IN 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/WE,

William C. Troupe, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Barrett and Patrick Dauchot

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 the southerly 200 feet of Lot No. 21 on the Map of J. S. Spurlock Lands, not of record, described according to a survey made by Earl Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the corner of Lots 21 and 22, being 50 feet west of the southwest corner of the property conveyed to Henry Mincy and wife by deed from Charles Woosley and wife of record in Book 2650, page 393, Register's Office for said County; thence with the line between said Lots, northerly 200 feet; thence westerly 50 feet; thence southerly 200 feet to the center of Alice Avenue; thence with the center of said Avenue easterly 50 feet to the beginning.

Being the same property conveyed to William C. Troupe by Quitclaim deed from William L. Troupe, Jr. of record in Instrument No. 20100908-0071586 Register's Office for Davidson County, Tennessee, dated September 2, 2010 and recorded on September 8, 2010.

This property has never been a primary residence of William C. Troupe.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1017 Alice St, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of July, 2017.

William C. Troupe

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of July, 2017.

Notary Public
My Commission Expires: 4-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY