WARRANTY DEED

File #18045

Bill Garrett Davidson County
Batch# 62521 DEEDWARR
02/26/2018 03:14:24 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20180226-0017999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Harris	new owners	-092-13-0-280.00
(NAME)	(NAME)	
317 Chamberlin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Nicholas A. Dupuis, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Harris and William Mayville, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 16, Block 27 on the Plan of Map of Subdivision of Plummer Place and Part of Blocks Nos. 3, 8, 13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Plat Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas A. Dupuis, a single man by Warranty Deed from Kevin McGinn and Tim Wilson, of record in Instrument No. 20150908-0091253, Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 08, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 317 Chamberlin Street, Nashville, TN 37209

(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

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 my hand this 22nd day of February, 2018.

(X) N. Dupuis
Nicholas A. Dupuis

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Nicholas A. Dupuis, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of February, 2018.

My Commission Expires: 10-19-2020 Louisa Wiles
Notary Public

LOUISA WILES NOTARY PUBLIC COMMISSION EXPIRES OCT. 19, 2020 GWINNETT COUNTY, GEORGIA

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-NC18-317