Karen Johnson Davidson County
Batch# 190680 DEEDWARR
02/01/2019 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20190201-0009734

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $382,500.00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2019. Notary Public My commission expires:

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Yager Fitzpatrick Sara Brooke Gilliam		
1017 A Alice St.	same	070070H00100
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SALEMTOWN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN YAGER FITZPATRICK, AN UNMARRIED MAN, AND SARA BROOKE GILLIAM, AN UNMARRIED WOMAN,** Joint Tenants with Rights of Survivorship, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1017 Alice Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170823-0086774, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William L. Troupe, Sr. by Warranty deed from Joy M. Sims, Administratrix C.T.A. of the Estate of Wilma Ruth Underwood, deceased of record in Book 9614, page 938, Register's Office for Davidson County, Tennessee, dated March 1, 1995 and recorded on March 9, 1995.)

William L. Troupe, Sr. having died intestate December 25, 2003 leaving heirs William Troupe Jr., Eric Troupe and Jason Slate, Affidavit of Heirship recorded at 20070208-0016669.Being a portion of the same property conveyed to William L. Troupe, Jr. by Quitclaim deed from Eric Troupe and Jason Slate of record in Instrument No. 20040503-0050049 Register's Office for Davidson County, Tennessee, dated February 26, 2004 and recorded on May 3, 2004.

Being a portion of 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.

Being a portion of the same property conveyed to Kenneth Barrett and Patrick Dauchot by Warranty deed from William C. Troupe, a married man of record in Instrument No. 20170717-0071821 Register's Office for Davidson County, Tennessee, dated July 3, 2017 and recorded on July 17, 2017.

Being a portion of the same property conveyed to Salemtown Ventures, LLC by Quitclaim deed from Kenneth Barrett, married and Patrick Dauchot, married of record in Instrument No. 20180104-0001442 Register's Office for Davidson County, Tennessee, dated January 4, 2018 and recorded on January 4, 2018.

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.

The address of the herein described property is believed to be 1017 A Alice St., Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2019.

Salemtown Ventures, LLC

Patrick Rene Dauchot, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Rene Dauchot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Salemtown Ventures, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2019.

Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022