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

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 209837 DEEDWARR
03/26/2019 08:35:51 AM 2 pgs
Fees: $13.00 Taxes: $1,637.25

20190326-0027008

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| David Andrew Amonette | New Owner | 155 16 0A 372.00 |
| (NAME) | (NAME) | |
| 6540 Buttercup Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William D. Stogner and Kathleen P. Stogner, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Andrew Amonette, unmarried** , 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. 372 on the Plan of Traceside, Section 11, of record in Plat at Instrument No. 20000922-0094253, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Stogner and Kathleen P. Stogner, husband and wife by Warranty Deed from Guoqiang Gu and Yanwen Xu, married dated January 12, 2017 and recorded January 13, 2017 as Instrument No. 20170113-0004248, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6540 Buttercup Drive, Nashville, TN 37221

File Number: FRN-1900977SSO

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, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 20th day of March, 2019.

William D. Stogner

Kathleen P. Stogner

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William D. Stogner and Kathleen P. Stogner, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

Jane Udell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires July 09, 2019

File Number: FRN-1900977SSO