WARRANTY DEED

Karen Johnson Davidson County
Batch# 222993 DEEDWARR
04/29/2019 10:01:01 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20190429-0038975

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00.

Shaw B Netterville
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Dotson Netterville and Shailer Bowen Netterville	Capstar Bank	
(NAME) 716 Bellevue Rd.	(NAME) 2002 Richard Jones Rd. #300A	142-10-0E-013.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashvill, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS ($337,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL P. DOTY AND LAUREN ANNE DOTY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAILER B. NETTERVILLE AND WILLIAM D. NETTERVILLE, WIFE AND HUSBAND, 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 Unit No. 13 on the Plan of Bellevue Station, a Horizontal Property Regime with private Elements of record in Plat at Instrument No. 20160926-0101494, corrected in Instrument No. 20161025-0112596, 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 a portion of the same property conveyed to Parkside Builders, LLC by Warranty deed from Bellevue Towne Center Partnership, a Tennessee general partnership of record in Instrument No. 20150831-0087886 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 31, 2015.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

Being the same property conveyed to Lauren Anne Doty and Michael P. Doty, wife and husband by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20180208-0012658 Register's Office for Davidson County, Tennessee, dated February 06, 2018 and recorded on February 08, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 716 Bellevue Road, Nashville, TN 37221
(House No.) (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 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 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/our hand(s) this the 24th day of April, 2019

Michael P. Doty

Lauren Anne Doty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of April, 2019, before me personally appeared Michael P. Doty and Lauren Anne Doty, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the24th day of April, 2019.

Robynne Sharp
Notary Public

My Commission Expires: Nov 08, 2021

(SEAL)

ROBYNNE SHARP
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 08, 2021

ROBYNNE SHARP
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 08, 2021