Karen Johnson Davidson County
Batch# 231092 DEEDWARR
05/16/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,801.75
20190516-0046398

34767

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,027,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrick Brennan O'Donnell and Kristy Lee O'Donnell	Synergy One Lending, Inc.	117 04 0 277.00
(NAME)	3131 Camino Del Rio N. (NAME)	
1503 Paris Ave	#190	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Diego, CA 92108	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles Dunlap, III and Kelly Cottingham Dunlap, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Brennan O'Donnell and Kristy Lee O'Donnell, husband and wife**, 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 Lot No. 66 of the Plan of Victoria Place, as of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 66 fronts 62.5 feet on the southerly side of Paris Avenue and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Charles Dunlap, III and Kelly Cottingham Dunlap, husband and wife by General Warranty Deed from Dustin Presnell and wife, Tara Presnell dated July 28, 2016 and recorded August 4, 2016 as Instrument No. 20160804-0081122, 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.

File Number: GRN-1903514SSO

unimproved ☐

This is improved ☒ property, known as 1503 Paris Ave, Nashville, TN 37212

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 our hands this 9th 14 HMS day of May, 2019

Charles Dunlap, III

Kelly Cottingham Dunlap

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charles Dunlap, III and Kelly Cottingham Dunlap, 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 14th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 5, 2020

File Number: GRN-1903514SSO

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

