Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch# 250610 DEEDWARR
07/01/2019 10:23:11 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63
20190701-0063443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00.

Anabel M. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2019.

Michael Kyle Holden
Notary Public

MY COMMISSION EXPIRES: 6-22-2020
(AFFIX SEAL)

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-22-2020

W-BR-19-609

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Oliver Drury and Bethany Crabtree Drury	New Owner	
(NAME) **609 Dorshire Lane**	(NAME)	**142-16-0A-024.00**
(ADDRESS) **Nashville, TN ~~37211~~ 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL T. GARNER A/K/A SAM GARNER AND ANABEL M. GARNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE OLIVER DRURY AND BETHANY CRABTREE DRURY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Devon Park, Phase One of record in Plat Book 5200, Page 670 through 672, all inclusive, 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 Samuel T. Garner and Anabel M. Garner, as joint tenants with right of survivorship by Warranty Deed from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust of record in Instrument No. 20160216-0014356 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on February 16, 2016.

The undersigned declare under penalty of perjury that Samuel Garner named in the Specific Power of Attorney dated June 1, 2019 recorded immediately prior to this Warranty Deed in Instrument No 20190701-0063442 Register's Office for Davidson County, Tennessee and as Grantor in this Warranty Deed is one and the same person as the Samuel T. Garner named in the Warranty Deed to Samuel T. Garner and Anabel M. Garner, as joint tenants with right of survivorship from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust of record in Instrument No. 20160216-0014356 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on February 16, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page (s) 670 through 672, Inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6176, Page 7 amended in Book 6541, page 542 and Book 6967, page 156, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 5473, Page 175, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6145, Page 252, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Devon Park Homeowners Association of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.
- Charter of Devon Park Homeowners Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Dorshire Lane, Nashville, Tennessee ~~37211~~** 37221.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 27th DAY OF JUNE, 2019.

Samuel Garner by Anabel Garner, attorney in fact
Samuel Garner by Anabel Garner,
Attorney in Fact

Anabel M. Garner
Anabel M. Garner

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANABEL GARNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMUEL GARNER, and who acknowledged he/she/they executed the same as the free act and deed of the said SAMUEL GARNER.

Witness my hand and official seal, this the 27th of June, 2019.

Notary Public
My Commission Expires: 6-22-2020
(SEAL)

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-22-2020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANABEL M. GARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2019.

Notary Public
My Commission Expires: 6-22-2020
(SEAL)

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-22-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212