WARRANTY DEED

Karen Johnson Davidson County
Batch# 250697 DEEDWARR
07/01/2019 11:33:17 AM 2 pgs
Fees: $13.00 Taxes: $647.13

20190701-0063564

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-26-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Devlin Karl Hytche-Simms and Jaqueta Hytche-Simms	~~New Owner~~ First Bank	142 06 0D 065.00 CO
(NAME)	(NAME)	
551 Doral Country Dr.	318 Seaboard Ln. Ste. 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, **Theresa L. Trumbo, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Devlin Karl Hytche-Simms, a married man Jaqueta Hytche-Simms, an unmarried woman**, 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. 35-B on the Plan of Doral Country Villa, Section Seven, as of record in Plat Book 5200, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of Doral Country Villa, Section VII, a horizontal property regime established by Master Deed of record in Book 5532, page 727, said Register's Office.

Being the same property conveyed to Theresa L. Trumbo, unmarried by Warranty Deed from Frank A. Sherman and wife, Ann L. Sherman dated July 25, 2005 and recorded July 27, 2005 as Instrument No. 20050727-0087477, in said Register's Office for Davidson County, Tennessee. *Being rerecorded February 10, 2006 as Instrument No. 20060210-0016786, 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: FRN-1904603SSO

unimproved ☐
This is improved ☒ property, known as 551 Doral Country Dr., Nashville, TN 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 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 25th day of June, 2019

Theresa L. Trumbo by Glenn D. Trumbo as Attorney-in-Fact

Theresa L. Trumbo
BY: Glenn D. Trumbo as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Glenn D. Trumbo as attorney-in-fact for Theresa L. Trumbo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Theresa L. Trumbo, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Theresa L. Trumbo, for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1904603SSO