Karen Johnson Davidson County
Batch# 255050 DEEDWARR
07/10/2019 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20190710-0067343

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 190520872

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson

The actual consideration or value, whichever is greater, for this transfer is: $389,900.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2019.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Foster Harwell, III	New Owner	Tax Parcel ID No.
2404 Brittany Drive		083-11-0-189.00
Nashville TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Troup and Stephanie Troup, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Robert Foster Harwell, III**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *Single

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Section Four, Fortland Park of record in Plat Book 5200, Page 777, 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 John Troup and Stephanie Troup, husband and wife by Warranty deed from Jacob Brian Rowland Tate, unmarried of record in Instrument No. 20140325-0024345 Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on March 25, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 777, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6339, Page 949, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2404 Brittany Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2019.

John Troup

Stephanie Troup

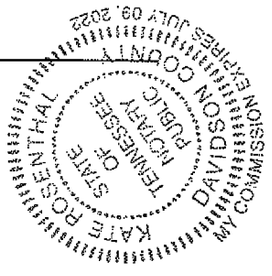
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Troup and Stephanie Troup, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY