Karen Johnson Davidson County
Batch# 267074 **DEEDWARR**
08/05/2019 02:38:59 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20190805-0077579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
MARTIN A. KOOPERMAN, ATTORNEY AT LAW, 603 WOODLAND STREET, NASHVILLE, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY E. DOUGLASS, ET UX	**SAME**	**117-13-0B-023.00-CO**
(NAME) **508 BELGRAVE PARK**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TERRYL A. PROPPER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY E. DOUGLASS AND WIFE, JULIA E. DOUGLASS** 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. 508 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, Pages 419 and 421, amended in Book 6755, page 269, Book 6771, Page 683 and Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terryl A. Propper from Michael W. Propper by deed dated July 6, 2018 of record in Instrument No. 20180718-0070216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Matters shown on the Plan of record in Book 6250, Page 419-421, and amended in Book 6771, Page 683, and Book 6800, Page 164; Charter of record in Book 6548, Page 213; Bylaws of record in Book 8627, Page 254, Book 9381, Page 876, and Instrument No. 20131218-0127949; Declaration of Covenants, and Restrictions of record in Book 6478, Page 177, amended in Book 6530, Page 242, Book 6537, Page 303, and amended and restated in Book 8106, Page 1, Book 8627, Page 254, Book 9381, Page 876 and Book 10458, Page 810, Instrument No. 2001033-00030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648, Instrument No. 20131218-0128945, Instrument No. 20131218-0128946, Instrument No. 20140307-0019563, Instrument No. 20140408-0029142, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, and Instrument No. 20160523-0051266; Easements of record in Book 6555, Page 328; Dedication of Common area of record in Book 7175, Page 761; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **508 BELGRAVE PARK, NASHVILLE, TN 37215**
(House Number) (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 hand this 2 day of August, 2019.

Terryl A. Propper

TERRYL A. PROPPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terryl A. Propper,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of August, 2019.

My commission expires: 3/19/23

Martin A. Koonce

Notary Public

MARTIN A. KOONCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY