WARRANTY DEED

Karen Johnson Davidson County
Batch# 274963 DEEDWARR
08/22/2019 08:53:17 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190822-0084271

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC WILLIAM E GRONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Startup	new owner	
(NAME)	(NAME)	
2629 Western Hills Drive		073-03-0-025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, We, **Timothy Alan Cape and wife, Sarah Cape**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Timothy Startup and Nancy Startup, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 70, on the plan of Section Two, Sutherland Heights, of record in Plat Book 2663, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Alan Cape and wife, Sarah Cape by Warranty Deed dated 12/08/2012 from Bryon R. Martin and wife, Elizabeth L. Martin of record in Instrument 201212180116445, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters as set forth per Plat Book 2663, Page 58, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2629 Western Hills Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 488177
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-19-2629

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), his/her/their 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), his/her/their 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.

Effective the 16th day of August, 2019.

Timothy Alan Cape

Sarah Cape

State of Tennessee
County of KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Alan Cape and Sarah Cape, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of August, 2019.

Notary Public:
My Commission Expires: 04-28-2020

LISA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129