Karen Johnson Davidson County
Batch# 277902 DEEDWARR
08/30/2019 09:20:41 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190830-0087640

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of August 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Amber Parham | Sirva Mortgage, Inc. | 141 12 0B 005.00 |
| (NAME) | (NAME) | |
| 7049 Bay Cove Trl. | 6200 Oak Tree Blvd., Ste. 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Independence, OH 44131 | |
| (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, **Boyd Ruppelt, Jr., unmarried man, and Samantha Diane Brunner, formerly known as Samantha Brunner Ruppelt, unmarried woman** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amber Parham, unmarried**, 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. 5, on the plan of South Hampton, Phase I, of record in Book 5200, page 464, 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 Boyd Ruppelt, Jr. and Samantha Brunner Ruppelt, husband and wife by Warranty Deed from Frances L. Timson dated July 25, 2012 and recorded August 01, 2012 as Instrument No. 20120801-0068119, 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.

unimproved ☐
This is improved ☒ property, known as 7049 Bay Cove Trl., Nashville, TN 37221

File Number: FND-1908221SSO

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 29 day of August, 2019

Boyd Ruppelt, Jr.

Samantha Diane Brunner,
formerly known as Samantha Brunner Ruppelt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Boyd Ruppelt, Jr. and Samantha Diane Brunner, formerly known as Samantha Brunner Ruppelt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

File Number: FND-1908221SSO