WARRANTY DEED

Karen Johnson Davidson County
Batch# 282613 DEEDWARR
09/09/2019 10:46:04 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190909-0090728

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sydney Jacobs Layne		071 02 0 130.00
(NAME) 445 Dennis Dr.	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, **Daniel Tuple, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sydney Jacobs Layne, 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. 7 on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the Second Plan of Brooklyn, as of record in Book 332, page 157 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts between 50 feet on the northerly side of Dennis Drive (formerly Constance Avenue), and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Alvin E. Turrentine and wife, Annetta Baxter Turrentine by Quitclaim Deed from Alvin E. Turrentine dated April 14, 1984 and recorded April 19, 1984 in Book 6273, Page 172, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alvin E. Turrentine by Quitclaim Deed from Annetta Turrentine dated May 2, 2011 and recorded September 20, 2011 as Instrument No. 20110920-0072742 in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Daniel Tuple, a married man by Warranty Deed from Alvin E. Turrentine, an unmarried man, dated April 13, 2018 and recorded April 16, 2018 as Instrument Number 20180416-0035443, 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.

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unimproved ☐

This is improved ☒ property, known as 445 Dennis Dr., Nashville, TN 37207

THE SUBJECT PROPERTY IS NIETHER THE PRINCIPAL RESIDENCE OF GRANTOR NOR HIS SPOUSE OR ANY DEPENDENT

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 3 day of September 2019.

Daniel Tuple

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Daniel Tuple, 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 3rd of September, 2019.

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/2021

(SEAL)

File Number: GRN-1908211SSO