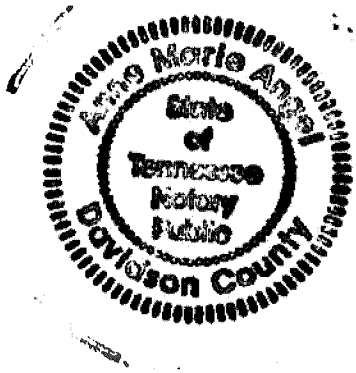
Karen Johnson Davidson County
Batch# 284618 DEEDWARR
09/12/2019 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20190912-0092372

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(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).
Mark Jannitto and Darcy Lynch	Darcy Lynch and Mark Jannitto	147 11 0 103.00
(NAME)	(NAME)	
505 Northcrest Drive	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Sarah Katelyn Hall and John Leroy Hall, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Darcy M. Lynch and Mark E. Jannitto, wife and husband,** 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. 452 on the plan of Whispering Hills, Section II-C, of record in Plat Book 2663, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 425 fronts 76 feet on the southerly side of Northcrest Drive and extends back 311.8 feet on the easterly line and 369.9 feet on the westerly line to a rear line, which is a broken line measuring 168 feet thereon.

Being the same property conveyed to Catherine A. Mutford, Trustee of Jacob T. Ducatman Trust by Warranty Deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, and James P. Delong dated October 21, 2013 and recorded October 22, 2013 as Instrument No. 201310220110053, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sarah Katelyn Hall and John Leroy Hall, wife and husband by Warranty Deed from Catherine A. Mutford, Trustee of Jacob T. Ducatman Trust dated June 7, 2013 dated April 12, 2019 and recorded April 15, 2019, as Instrument No. 201904150034236, 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.

File Number: GRN-1908722SSO

unimproved ☐

This is improved ☒ property, known as 505 Northcrest Drive, Nashville, TN 37211

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 9th day of September, 2019

Sarah Katelyn Hall

John Leroy Hall

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 Sarah Katelyn Hall and John Leroy Hall, wife and husband, 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 9th of September, 2019.

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

File Number: GRN-1908722SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)