Karen Johnson Davidson County
Batch# 295249 DEEDWARR
10/03/2019 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20191003-0100940

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-5993

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patrick Damphier, Thomas Damphier, and Kirsten Damphier (NAME)	CROSS COUNTRY MORTGAGE INC. (NAME)	52-5-22
828 Walnut Street (STREET ADDRESS)	4850 MILLER ROAD (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	BRECKSVILLE, OH 44141 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mary Lou Pollard Fuqua, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Kane Damphier, an unmatried man, and Thomas W. Damphier and Kirsten W. Damphier, husband and wife, as tenants in common with the right of survivorship**, 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:

Being Lots Nos. 18, 19 and 20, Block "E", on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 150 feet on the westerly side of Walnut Avenue, and run back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Mary Lou Pollard Fuqua by Deed dated July 12, 2018 from William Lee Fuqua, Personal Representative of the Estate of Eleanor Hardy Burrow, deceased, recorded July 17, 2018, in Instrument Number 201801717-0069137, Register's Office of Davidson County, Tennessee. Scrivener's Affidavit to correct legal of record by Instrument No. 20180824-0083901, said Register's Office. This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee.
The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Mary Lou Pollard Fuqua is signed by her duly Attorney-in-Fact, William Lee Fuqua, by Power of Attorney of record in Instrument #-201910030100939, Register's Office for Davidson County, Tennessee.

This is improved property, known as 828 Walnut Street, Madison, TN 37115.

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. Whenever 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/our hand(s) this 30th day of September, 2019.

Mary Lou Pollard Fuqua by William Lee Fuqua, her Attorney-in-Fact

Mary Lou Pollard Fuqua by William Lee Fuqua, her Attorney-in-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William Lee Fuqua, Attorney-in-Fact for Mary Lou Pollard Fuqua, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2019.

Notary Public

My Commission Expires: _____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022