WARRANTY DEED

Karen Johnson Davidson County
Batch# 300564 DEEDWARR
10/14/2019 11:16:37 AM 2 pgs
Fees: $13.00 Taxes: $1,261.70

20191014-0104985

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

KCN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

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).
Jared W. McAlister		126 15 0A 171.00
(NAME)	(NAME) NEW OWNER	
7988 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Bryan J. Venters and wife, Dayna M. Venters**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jared W. McAlister**,*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: *single man

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, Pages 758 and 759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan J. Venters and wife, Dayna M. Venters by Warranty Deed from Audra H. Colvin, unmarried dated December 14, 2012 and recorded December 20, 2012 as Instrument No. 20121220-0117348, 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 7988 Boone Trace, Nashville, TN 37221

File Number: GRN-1910003SSO

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 4th day of October, 2019

Bryan J. Venters

Dayna M. Venters

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bryan J. Venters and wife, Dayna M. Venters, 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 4th of October, 2019.

Notary Public

My Commission Expires: 12/28/21

(SEAL)

Minyette A. Bodden
Notary Public
Durham County
North Carolina

File Number: GRN-1910003SSO