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

Karen Johnson Davidson County
Batch# 305405 DEEDWARR
10/24/2019 08:55:18 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20191024-0109015

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title & Escrow
405 Two Mile Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Joel James Thornton 5312 Kentucky Avenue Nashville, TN 37209	Joel James Thornton 5312 Kentucky Ave Nashville, TN 37209	091-07-0-202.00

WARRANTY DEED

THIS INDENTURE, made this 18th day of October, 2019 between **JOSHUA P. DUPRE** and wife, **BRANDI E. NUSS DUPRE f/k/a BRANDI E. NUSS**, residents of Williamson County, Tennessee (collectively "Grantor") and **JOEL JAMES THORNTON**, an unmarried man, and **MEREDITH MARTIN**, an unmarried woman*, residents of Davidson County, Tennessee (collectively "Grantee"), *as joint tenants with right of survivorship

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1215 of Block 185 on the Plan of Plan No. 1 West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Brandi E. Nuss and Joshua P. Dupre, wife and husband, by Warranty Deed from L and S Development, LLC, of record in Instrument No. 20151223-0129425, Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 23, 2015, as corrected by Scrivener' s Affidavit recorded on February 23, 2016, in Instrument No. 20160223-0017062, Register's Office for Davidson County, Tennessee.

Being also known as 5312 Kentucky Ave., Nashville, Tennessee 37209.

Grantor Initials: BO JP Grantee Initials: _____

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

JOSHUA P. DUPRE

BRANDI E. NUSS DUPRE f/k/a BRAND E. NUSS

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th of October, 2019, before me personally appeared Joshua P. Dupre and Brandi E. Nuss Dupre, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Notary Public
Commission expires: 7-3-23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$490,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 18th day of October, 2019.

Notary Public
My commission expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021