Karen Johnson Davidson County
Batch# 318082 DEEDWARR
11/21/2019 09:19:01 AM 2 pgs
Fees: $13.00 Taxes: $1,261.70

20191121-0120277

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $341,000.00

Affiant

Subscribed and sworn to before me, this 11th day of November, 2019.

Notary Public

My commission expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Delani Bupp	First National Bank of Middle Tennessee	**08301043600**
1018 Granada Avenue	200 E Main Street	
Nashville, TN 37206	McMinnville, TN 37110	

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 HEREBY ACKNOWLEDGE, WE,

Lauren Harman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Delani Bupp

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 the Easterly 50 feet of an unnumbered lot on the Plan of J. G. Grissim's Grand Avenue Addition in East Nashville, of record in Plat Book 974, Page 35, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Harman, married , by Warranty Deed from Caprice Palmer, an unmarried woman and Deborah Campbell, an unmarried woman, dated May 20, 2016, of record in Instrument No. 20160525-0052366, Register's Office for Davidson County, Tennessee. Lauren Harman is now unmarried. Subject property was never the sole primary residence of said Grantor's spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1018 Granada Avenue, Nashville, TN 37206.

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 in 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.

_____ Date: 11. 18 . 19
Lauren Harman

_____ Date: _____

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Lauren Harman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of November, 2019.

ROY SADIGHIM
Notary Public - California
Los Angeles County
Commission # 2193200
My Comm. Expires Apr 22, 2021

_____
NOTARY PUBLIC

My Commission Expires: 04/22/2021