Karen Johnson Davidson County
Batch# 321251 DEEDWARR
11/27/2019 09:34:34 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20191127-0122737

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James Wood Jr.
821 Restover Ct.
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
108-04-0-0-132.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Leander H. Dupie III and wife, Neta A. Dupie,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Wood Jr.,** 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. 319 on the plan of Larchwood, Section 6, of record in Book 6250, Page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leander H. Dupie, III and wife, Neta A. Dupie by deed from Sara S. Paddon and husband, Jonathan W. Paddon, dated May 31, 2000, of record in Instrument No. 200005310053996, then see Affidavit Correcting the Lot Number of record in Instrument No. 20122030110400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6452, Page 163; Right-of-Way easement for sewer and storm drainage of record in Book 6518, Page 722 and Book 6592, Page 366; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grante.

This is improved property known as **821 Restover Ct. Nashville, TN 37214.**

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 19th day of November, 2019.

Leander H. Dupie III

Neta A. Dupie

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leander H. Dupie III and wife, Neta A. Dupie, the bargainor(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 and official seal this 19th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY