WARRANTY DEED

Karen Johnson Davidson County
Batch# 339088 **DEEDWARR**
01/07/2020 07:54:07 AM 2 pgs
Fees: $13.00 Taxes: $1,727.90

20200107-0001768

W-RV-19-1416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-18-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul B. Doster and Jean M. Doster	new owner	
(NAME)	(NAME)	**142-16-0A-075.00-CO**
1416 Hampshire Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT B. VAN SANT AND WIFE, ELIZABETH B. VAN SANT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL B. DOSTER AND JEAN M. DOSTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 75 on the Plan of Phase Two of Devon Park, a Planned Unit Development of record in Plat Book 6250, Page 432, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 80.0 feet on the Easterly margin of Hampshire Place (private drive) and extends back 138.50 feet on the Northerly line and 138.50 feet on the Southerly line to a broken line in the rear, measuring 80.00 feet thereon.

Being the same property conveyed to Robert B. Van Sant and wife, Elizabeth B. Van Sant by Warranty Deed from Robert Keith Burress and spouse, Robbye Lynn Burress of record in Instrument No. 20060908-0111206 Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 08, 2006.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 432, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as made applicable to Phase II in Book 6541, Page 542, Register's Office for Davidson County, Tennessee.
- Charter of Devon Park Homeowner's Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Devon Park Homeowner's Association of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6145, Page 252 and Book 6503, Page 144, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utility District of record in Book 7598, Page 751, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1416 Hampshire Place, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF JANUARY, 2020.

Robert B. Van Sant by John Gleaves,
Attorney in Fact

Elizabeth B. Van Sant by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT B. VAN SANT AND ELIZABETH B. VAN SANT, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT B. VAN SANT AND ELIZABETH B. VAN SANT.

Witness my hand and official seal, this the 3rd of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212