398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 400753 **DEEDWARR**
05/15/2020 08:31:12 AM 2 pgs
Fees: $13.00 Taxes: $1,215.45

20200515-0050406

G-SR-20-7904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-9-22
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 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)
Brittany V. Weiner and Cody M. Murphy	First Bank	
(NAME)	(NAME)	
7904 Boone Trace	318 Seaboard Lane #205	**126-15-0A-050.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37067	
(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, **ANDREW FRANKLIN DELLINGER AND KELLY STACK DELLINGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY V. WEINER, AN UNMARRIED WOMAN AND CODY M. MURPHY, AN UNMARRIED MAN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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. 89 on the Plan of Phase One, Boone Trace at Biltmore, a Planned Unit Development of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Franklin Dellinger and Kelly Stack Dellinger, husband and wife by Warranty deed from David A. Green, married of record in Instrument No. 20141021-0097019 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 21, 2014. (Value of consideration shown in aforementioned deed $224,900.00.) Being also known as 7904 Boone Trace Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Boundary Master Plat for Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Boone Trace of record in Book 7265, Page 657 and amended in Book 9342, Page 312, as re-recorded in Book 9735, page 931, as amended in Book 10032, page 813, and Instrument No. 200107170075902 Register's Office for Davidson County, Tennessee.
- Charter of Boone Trace Homeowners' Association, Inc., of record in Book 9607, page 534, Register's Office of Davidson County, Tennessee.
- Easement and Right of Entry Agreement underground executed by and between First Hotel Investment Corp., and Viacom Cable of record in Book 9665, page 420, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement granted to Harpeth Utilities District of record in Instrument No. 200402040013636, Register's Office of Davidson County, Tennessee.
- Conveyance of open space or common area to Boone Trace Homeowners' Association, Inc., by Quitclaim Deed of record in Instrument No. 200111190126831, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7904 Boone Trace, 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 12th DAY OF MAY, 2020.

Andrew Franklin Dellinger

Kelly Stack Dellinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of May, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of May, 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