File 33377-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 429343 DEEDWARR 07/01/2020 11:22:29 AM 3 pgs Fees: $18.00 Taxes: $987.90 20200701-0071272	The actual consideration or value, whichever is greater, for this transfer is **$267,000.00.** Kathy Goodson Affiant Subscribed and sworn to before me, this the 24 day of June, 2020. Notary Public My commission expires: 5/9/23 (AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Tuple	New Owner	Map 104-01-0 Parcel 035.00
262 38th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Endure Dev, LLC, a Tennessee limited liability company, joined by Jeanette F. Wells and Dean T. Fox, as the heirs of the late Robert Fox, and further joined by Jeanette F. Wells, Administratrix of the Estate of Robert Fox

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

Daniel Tuple

HEREINAFTER CALLED THE GRANTEE, HIS 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. 68 on the Plan of Valley View Subdivision, Section Two, of record in Plat Book 2330, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Jon T. Tapp and wife, Linda P. Tapp, and Robert Fox by Deed dated June 20, 1986 from Ruby Lee Cooper Patterson, surviving Tenant by the Entireties, now known as Ruby Lee Cooper Patterson Huffine and husband, Kenneth J. Huffine of record in Book 6906 Page 937, Register's Office for Davidson County, Tennessee, and further conveyed to Robert Fox by Quitclaim Deed dated August 1, 1989 from Jon T. Tapp and wife, Linda R. Tapp of record in Book 7918 Page 312, said Register's Office, and further conveyed to Endure Dev LLC by Quitclaim Deed dated November 13, 2013 from Robert Fox of record in Instrument No. 20131216-0126937, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2330, Page 103, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2446, Page 146 and Book 2640, Page 203, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **262 38th Avenue North, Nashville, TN 37209**

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 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 my/our hand(s) this 23 day of June, 2020.

Endure Dev, LLC, a Tennessee limited liability company

BY: Jeanette F. Wells, Auth. Agent
Jeanette F. Wells, Authorized Agent

Jeanette F. Wells, Heir
Jeannette F. Wells, Intestate Heir of Sole Member, Robert Fox

Jeanette F. Wells, Administratrix
Jeanette F. Wells, Administratrix of the Estate of Robert Fox

Signatures continue on the following page.

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery **)**

Before me, the undersigned, a Notary Public of said County and Commonwealth, personally appeared **Jeannette F. Wells, Authorized Agent of Endure Dev, LLC, a Tennessee limited liability company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Authorized Agent** of **Endure Dev, LLC**, a Tennessee limited liability company, the within named bargainor, and that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Jeannette F. Wells** as **Authorized Agent**.

Witness my hand and official seal at Bryn Mawr, Pennsylvania, this 23 day of June, 2020.

Shelby N. Young
Notary Public (seal)

My Commission Expires: 02-14-2023

Commonwealth of Pennsylvania - Notary Seal
Shelby N. Young, Notary Public
Montgomery County
My commission expires February 14, 2023
Commission number 1345493
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF Pennsylvania **)**
COUNTY OF Montgomery **)**

Personally appeared before me, a Notary Public of said County and Commonwealth, **Jeannette F. Wells, Intestate Heir of Sole Member, Robert Fox,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bryn Mawr, Pennsylvania, this 23 day of June, 2020.

Shelby N. Young
Notary Public (seal)

My Commission Expires: 02-14-2023

Commonwealth of Pennsylvania - Notary Seal
Shelby N. Young, Notary Public
Montgomery County
My commission expires February 14, 2023
Commission number 1345493
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery **)**

Personally appeared before me, a Notary Public of said County and Commonwealth, **Jeannette F. Wells, Administratrix of the Estate of Robert Fox,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bryn Mawr, Pennsylvania, this 23 day of June, 2020.

Shelby N. Young
Notary Public (seal)

My Commission Expires: 02-14-2023

Commonwealth of Pennsylvania - Notary Seal
Shelby N. Young, Notary Public
Montgomery County
My commission expires February 14, 2023
Commission number 1345493
Member, Pennsylvania Association of Notaries

Dean T. Fox, Intestate Heir of Sole Member, Robert Fox

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Personally appeared before me, a Notary Public of said County and State, **Dean T. Fox, Intestate Heir of Sole Member, Robert Fox,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of **June, 2020.**

Colleen Walters
Notary Public

(seal)

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON