Karen Johnson Davidson County
Batch# 497573 DEEDWARR
10/16/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20201016-0120827

WARRANTY DEED

LEVI DUNNAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 7, 2024
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Samuel J. Averbuch and Jessica M. Averbuch | Samuel J. Averbuch and Jessica M. Averbuch | 11702015500 |
| (NAME) | (NAME) | |
| 2907 Woodlawn Drive | 2907 Woodlawn Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregory L. Depriest and Rebecca C. Depriest, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel J. Averbuch and Jessica M. Averbuch, husband and wife,** 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. 14 of Block No. 2 on the map of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the easterly side of Woodlawn Avenue and runs back 328.2 feet on the northerly line and 325 feet on the southerly line to a dead line, measuring 54.7 feet thereon.

Being the same property conveyed to Greg L. Depriest and Rebecca C. Depriest, husband and wife by deed dated March 2, 2015 from Shirley J. Davis, Executrix of The Estate of Emma Jean Flowers of record in Instrument No. 20150311-0020702, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2907 Woodlawn Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 14th day of October, 2020.

Gregory L. Depriest

Rebecca C. Depriest

State of Tennessee
County of Davidson

On this 14th day of October, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Gregory L. Depriest and Rebecca C. Depriest, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 14th day of October, 2020.




Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Averbuch

# True Copy Certification

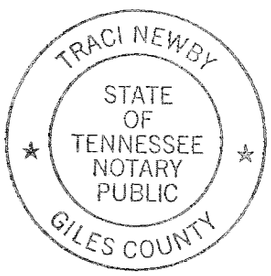
I, Levi Dunagan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Traci Newby, a notary public for this county and state, Levi Dunagan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public
My Commission Expires: 05/22/2023