Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 508736 DEEDWARR
11/04/2020 10:52:31 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20201104-0129119

MST 2020-1920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2020

Notary Public

MY COMMISSION EXPIRES: EXPIRES SEPTEMBER 6, 2022

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TABITHA JONES

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Torres	New owner	084-10-0-027.00-CO
(NAME)	(NAME)	
2221 Maplecrest		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennie Vaughn Nunnery,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Torres,** 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. 48 on the Plan of Maplecrest, a Subdivision of C.R. Quarles Lands of record in Plat Book 1835, Page (s) 27 & 28, 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 Jennie Vaughn Nunnery by Warranty deed from Greentree Investors, Inc, a Tennessee Corporation of record in Instrument No. 20161121-0122423 Register's Office for Davidson County, Tennessee, dated November 04, 2016 and recorded on November 21, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 27 and 28, Corrected by Surveyor's Certificate of Correction in Book 2012, Page 19, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1874, Page 452, in the Register's Office for Davidson County, Tennessee.

This property, known as 2221 Maplecrest, Nashville, TN 37214
(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 hand(s) this 2nd DAY OF NOVEMBER, 2020.

Jennie Vaughn Nunnery

STATE OF Tennessee

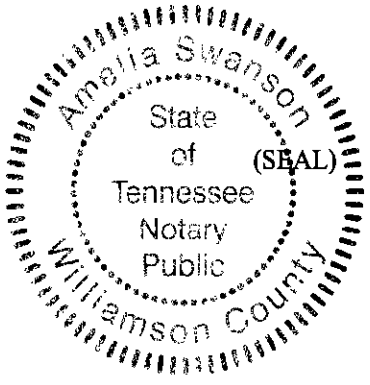
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jennie Vaughn Nunnery, 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 at office, this 2nd day of November, 2020.

Notary Public

My commission expires: 4/24/2023



(SEAL)