Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1588

Karen Johnson Davidson County
Batch# 523518 DEEDWARR
12/02/2020 03:12:14 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20201202-0140146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Taylor Sample and Sara Ann Sample, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ben Hooper Paty, III,** a single, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Horton Heights, Section VIII, of record in Plat Book 2133, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Taylor Sample and Sara Ann Sample, husband and wife, by deed from Matthew Olinger and Kathryn Olinger, husband and wife, dated June 18, 2019, of record in Inst. No. 20190626-0061948, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6808 Fleetwood Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Ben Hooper Paty, III
6808 Fleetwood Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
102-11-0-052.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EV-20-6808

WITNESS THE EXECUTION HEREOF this 30th day of November, 2020.

Taylor Sample

Sara Ann Sample

State of Tennessee)
County of Davidson)

On this 30th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Taylor Sample and Sara Ann Sample, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 510,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of November, 2020.

Notary Public

My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021