WARRANTY DEED

Karen Johnson Davidson County
Batch# 591770 DEEDWARR
03/15/2021 08:40:52 AM 2 pgs
Fees: $13.00 Taxes: $1,568.80

20210315-0033662

DM-SB-KW-21-6133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DONNA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires August 30, 2021

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)
Daniel L. Duplantis and Meghan L. Duplantis	**New Owner**	
(NAME)	(NAME)	
6133 Tuliptree Lane		**155 08 0A 042.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JAMES R. GRIFFITH AND SPOUSE, REGINA S. GRIFFITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL L. DUPLANTIS AND MEGHAN L. DUPLANTIS, HUSBAND AND WIFE,** 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. 42 on the Plan of Phase 1 of Poplar Creek Estates, of record in Book 6250, Page 647, said Register's Office.

Said Lot No. 42 fronts 100.00 feet on the Southwesterly margin of Tuliptree Lane and extends back 151.78 feet on the Northwesterly line and 90.39 feet on the Southwesterly line to a dead line in the rear, measuring 117.34 feet thereon.

Being the same property conveyed to James R. Griffith and spouse, Regina S. Griffith, by Warranty Deed from Scott R. Moore and spouse, Pamela S. Moore, of record in Book 9733, Page 278, in the Register's Office of Davidson County, Tennessee, dated July 10, 1995 and recorded on July 18, 1995.

This conveyance is subject to:

- County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1 of Poplar Creek Estates, as recorded in Plat Book 6250, Page(s) 647.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433 and amended Book 7270, Page 648.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 9472, Page 824.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5349, Page 921.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 346, as being amended Book 6486, Page 587; Book 6987, Page 966 and Book 7964, Page 33.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 354 and amended Book 6485, Page 588.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6804, Page 536.
- Easement for Sewer Lines, recorded in Book 6613, Page 533.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

- Storm Water Detention Agreement as set forth in instrument recorded in Book 7099, Page 299.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6133 Tuliptree Lane, 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 ____ DAY OF MARCH, 2021.

James R. Griffith

Regina S. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. GRIFFITH, 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 March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA S. GRIFFITH, 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 March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

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