WARRANTY DEED

Karen Johnson Davidson County
Batch# 653203 DEEDWARR
06/09/2021 02:32:49 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210609-0077758

W-SB-MIG-21-1115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Lee S. Davis and Julie D. Debow-Davis	**Mortgage Investors Group**	
(NAME)	(NAME)	**083-01-0-464.00**
1115 Greenwood Avenue	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Knoxville, TN 37923**	
(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, **DWIGHT A. DEBOW AND CAROL M. DEBOW, TRUSTEES OF THE DEBOW FAMILY TRUST UNDER AGREEMENT DATED JANUARY 12, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEE S. DAVIS AND JULIE D. DEBOW-DAVIS,** 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. 2 on the Plan of Minor Subdivision Plat, Revision 1 of Lot No. 5, Plan of Young Wilhoit's Subdivision of record in Plat at Instrument No. 20121220-0117182, 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 Dwight A. Debow, Trustee and Carol M. Debow, trustee, the Trustee of the Debow Family Trust under Agreement dated January 12, 2017 by Warranty Deed from GreenWood Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190408-0031421 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20121220-0117182, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Detached Structure of record in Instrument Number 20180920-0093275, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1115 Greenwood Avenue, Nashville, Tennessee 37206**.

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 ~~4th~~ 3rd DAY OF JUNE, 2021.

The Debow Family Trust under Agreement dated January 12, 2017

BY: Dwight A Debow Trustee
Dwight A. Debow
Trustee

BY: Carol M Debow Trustee
Carol M. Debow
Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWIGHT A. DEBOW, TRUSTEE of THE DEBOW FAMILY TRUST UNDER AGREEMENT DATED JANUARY 12, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~4th~~ 3rd of June, 2021.

Notary Public
My Commission Expires: 3-1-2023
(SEAL)

KELLY M JONES
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
My Commission Expires 03-01-2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL M. DEBOW, TRUSTEE of THE DEBOW FAMILY TRUST UNDER AGREEMENT DATED JANUARY 12, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~4th~~ 3rd of June, 2021.

Notary Public
My Commission Expires: 3-1-2023
(SEAL)

KELLY M JONES
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
My Commission Expires 03-01-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212