WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
J-HD-21-1315A	

LINDSAY BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 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)
Hannah D. Duncan and Riley Butler	**LoanDepot.com, LLC, ISAOA/ATIMA**	
(NAME) **1315 A Montgomery Avenue**	(NAME) **26642 Towne Centre Drive**	**071-16-0-149.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Foothill Ranch, CA 92610**	
(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, **CHAD A. LAUTT, TRUSTEE FOR TIP TOP NOMINEE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH D. DUNCAN, AN UNMARRIED WOMAN, AND RILEY BUTLER, AN UNMARRIED MAN,** 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:

unrecorded map

Land in Davidson County, Tennessee, being Lot No. 4 on the ~~Plan~~ of Essex Place, a Subdivision of Lots 23, 24, 25, 26, 50, 51, 52, 53 and 54, Bellevue Plan.

Said Lot No. 4 fronts 50.0 feet on the Easterly, margin of Montgomery Avenue and runs back between parallel lines, 150.0 feet to an alley (not in use), more or less.

Being the same property conveyed to Chad A. Lautt, Trustee for Tip Top Nominee Trust by Warranty deed from William C. Armstrong and wife, Sharon R. Armstrong of record in Instrument No. 20071015-0122046 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 15, 2007. (Value of consideration shown in aforementioned deed $64,135.00.) Being also known as 1315 A Montgomery Avenue Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2021
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 A Montgomery Avenue, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch# 775059 **DEEDWARR**
12/16/2021 02:14:50 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20211216-0166579

Witness my/our hand(s) this the 30 DAY OF NOVEMBER, 2021.

Chad A. Lautt, Trustee for Tip Top Nominee Trust

BY: _____
Chad A. Lautt
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD A. LAUTT, TRUSTEE of CHAD A. LAUTT, TRUSTEE FOR TIP TOP NOMINEE TRUST, 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 30th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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