WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2022.

Katherine Vincent
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Y-BMR-22-6117

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)
Kevin A. Lorance	**New Owner**	
(NAME) **6117 Deerbrook Dr.**	(NAME)	**155-16-0A-090.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, **MICHAEL O. DINSMORE AND DONNA A. DINSMORE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN A. LORANCE, A SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Traceside, Section Three of record in Plat Book 9700, Page 47, 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 Michael O. Dinsmore and Donna A. Dinsmore, husband and wife by Warranty deed from Herbert W. Cullers, Jr. and wife Karen L. Cullers of record in Instrument No. 20180227-0018187 Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on February 27, 2018.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 47 and PUD Boundary recorded in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504; Book 9435, Page 493; Book 9677, Page 675; Instrument Number 20001114-0112667; Instrument Number 20020111-0004996 re-recorded in Instrument Number 20020116-0006610, Register's Office for Davidson County, Tennessee.
- Charter of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Easement to Homeowners Association of record in Book 10053, Page 235, in the Register's Office for Davidson County, Tennessee.
- Waterline Easement of record in Book 9306, Page 275, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3533, Page 299, Book 4243, Page 685, Book 5607, Page 882, Book 256, Page 290, Book 225, Page 845, Book 912, Page 481 and Book 156, Page 89, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20121207-0113090 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: **6117 Deerbrook Dr., Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch# 798604 **DEEDWARR**
02/01/2022 03:06:11 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20220201-0011767

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 27th DAY OF JANUARY, 2022.

Michael O. Dinsmore

Michael O. Dinsmore

Donna A Dinsmore

Donna A. Dinsmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL O. DINSMORE, 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 27th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA A. DINSMORE, 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 27th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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