BOX 13
11026 WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2509

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Eric Grisham	Ralph Eric Grisham	84-12-6
(NAME)	(NAME)	
3113 Fisher Drive	3113 Fisher Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Albert R. Watts III and wife, Laura Watts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Eric Grisham and wife, Tanya R Grisham, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 24 on the Plan of Sunny Acres, Section II, as of record in Book 2663, Page 39, Register's Office for said County, described as follows:

Said Lot No. 24 begins at a point in the northeasterly margin of Renee Drive at the common southerly corner of Lots 24 and 25; thence with said margin of said Drive northwestwardly 128 feet to a concrete monument at the beginning of a curve with a radius of 25 feet; thence around said curve northwestwardly 39.27 feet to a concrete monument in the southeasterly margin of Fisher Drive; thence with said margin of said Drive northeasterly 145.38 feet to a concrete monument; thence continuing with said margin of said Drive northwardly 10 feet to a point the common westerly corner of Lots Nos. 23 and 24; thence with the line between Lots Nos. 23 and 24, eastwardly 230.8 feet to a point, the common northerly corner of Lots Nos. 24 and 25; thence with the line between Lots Nos. 24 and 25, southwestwardly 283.7 feet to the point of beginning.

Being the same property conveyed to Ernest Alexander and wife, Lucille S. Alexander, by deed of record in Book 3878, Page 614, Register's Office for Davidson County, Tennessee. The said Ernest Alexander having predeceased Lucille S. Alexander. By will of Lucille Seat Alexander Recorded in Will Book 116, Page 98, Maury County and Recorded in Book 11396, Page 255, rerecorded in Book 11584, Page 652, Register's Office for Davidson County, Tennessee, the property was devised to Albert R. Watts, III.

Lucille S. Alexander A.K.A. Lucille Seat Alexander

This conveyance is subject to any and all existing restrictions and easements of record.

Laura Watts joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 3113 Fisher Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 03/01/06 13:47 2 pgs
Fees:13.00 Taxes:667.85
20060301-0023658

Witness our hands this 17th day of February, 2006.

Albert R. Watts III

Laura Watts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert R. Watts, III and Laura Watts with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp. 3/22/09
State of TENNESSEE
Davidson County