WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 13:49 2 pg
Fees:13.00 Taxes:1080.40
20080905-0091239

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$292,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda L. Grabowski	**Wells Fargo Bank, N.A.**	**131-3-C-165CO**
(NAME)	(NAME)	
4400 Belmont Park Terrace #165	**P.O. Box 5708**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Springfield, OH 45501-5708**	
(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, **Carol J. Sparenburg, unmarried n.k.a. Carol R. Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melinda L. Grabowski**, 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:

Building Site No. 165, Section Five, Arden Place, as shown on Plat of record in Plat Book 4955, page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carol J. Sparenburg, unmarried by deed dated May 31, 2005 from Lucy Shivas Smith, Susan Shivas, and Andrew P. Shivas of record in Instrument No. 20050603-0063404, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of ways of record in said Register's Office.

Carol J. Sparenburg is one and the same person as Carol R. Johnson.

unimproved ☐

This is improved ☒ property, known as **4400 Belmont Park Terrace #165, Nashville, TN 37215**

(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.

Witness my hand this 4th day of September, 2008.

Carol R. Johnson

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 Carol R. Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4TH DAY OF SEPTEMBER, 2008.

Commission expires: 3-21-09

Notary Public

