WARRANTY DEED

JANE A. ZEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/06/08 10:52 2 pg
Fees:13.00 Taxes:543.53
20081006-0101235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/25/10

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreka M. Grisby	Franklin American Mortgage Company	149-2B-9
(NAME)	(NAME)	
1305 Cadogan Way	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Franklin, TN 37067	
(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, Peter Guy Lanza and wife, Kimberly R. Lanza, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andreka M. Grisby, *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:

*married, and Joseph T. Grigsby, her husband

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Piccadilly Square, Phase II, of record in book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Peter Guy Lanza and wife, Kimberly R. Lanza, by deed of record in Book 10475, Page 446, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1305 Cadogan Way, Antioch, TN 37013
(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.

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEP. 30. 2008 4:57PM ADVANTAGE TITLE 615-777-2015 NO. 1117 P. 23/25

Witness our hands this 30th day of September, 2008.

Peter Guy Lanza

Kimberly R. Lanza

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 Peter Guy Lanza and Kimberly R. Lanza 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 30th day of September, 2008.

Commission expires: 5.2.2011

KRYSTIN REDDICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

SEP. 30. 2008 4:57PM ADVANTAGE TITLE 615-777-2015 NO. 1117 P. 24/25