Kte Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090029331 DEEDWARR
Recvd: 05/04/09 14:35 2 pgs
Fees:13.00 Taxes:684.50
20090504-0040597

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/22/11
(AFFIX SEAL)

JOHN B. WADDELL
NOTARY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Holden	Fifth Third Mortgage	Map 123, Parcel 27.00
(NAME)	(NAME)	
2389 Granny Wright Lane	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnatti, OH 45227	
(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, **Michael R. Grubbs, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher M. Holden and Jenson Goins, both single persons**, 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:

Beginning with Austin Jenkin's (now Outhai) Southeast Boundary Line and running West 840.00 feet to Lewis Ward's (now Byers) West Boundary Line; thence North 114.00 feet to a stake; thence East 840.00 feet to the Granny Wright Lane, thence South with Granny Wright Lane 114.00 feet to the pint of beginning, containing 2 acres, more or less.

Being the same property conveyed to Michael R. Grubbs, a single person, by deed from Michael H. Hargrove, unmarried, dated 7/20/05, of record in Instr. No. 20050726-0086847, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantees; any and all easements and restrictive covenants; parties in possession or leases not of record.

unimproved ☐

This is improved ☒ property, known as 2387 Granny Wright Lane, Hermitage, TN 37076
(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 28 day of April, 2009.

Michael R. Grubbs

PLEASE SEE ATTACHED ACKNOWLEDGMENT FROM NOTARY PUBLIC

STATE OF CA

COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, **Michael R. Grubbs, a single person, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at this the 28 day of April, 2009

Commission expires: Nov 17, 2011

Notary Public

