WARRANTY DEED

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-19-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Grigg	Pinnacle National Bank	052-01-0-217.00
(NAME)	(NAME)	
260 Madison Boulevard	114 West College Street	
(ADDRESS)	(ADDRESS)	
Davidson, TN 37115	Murfreesboro, TN 37130	
(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, Christopher Dianna and Jody Dianna, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Grigg, an unmarried man, 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 16, BLOCK E, REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, as shown on plat of record in Plat Book 843, Page 7, 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 Christopher Dianna and Jody Dianna by Warranty Deed from Windward Properties, Inc., recorded on the 31st day of August, 2005 in Instrument No. 20050831-0103974, re-recorded in Instrument No. 20051230-0156559, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20110065015 DEEDWARR
Recvd: 10/18/11 10:52 2 pgs
Fees:13.00 Taxes:266.03
20111018-0080875

unimproved ☐

This is improved ☐ property, known as 260 Madison Boulevard, Davidson, TN 37115
(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 our hands this 13th day of October, 2011.

Jody Dianna

Jody Dianna

Christopher Dianna

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of October, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jody Dianna and Christopher Dianna**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9/3/12

Notary Public,

