THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 140,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May 2012 Notary Public MY COMMISSION EXPIRES: March 8, 2014 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter A. Groenwald	New owner	MAP 060-04-0
215 Maplewood Trace		PARCEL 029.00
Nashville, TN 37207		
(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, **Susan L. Groenwald and Keith A. Groenwald, Trustees of the Susan L. Groenwald 2008 Living Trust dated June 23, 2008**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter A. Groenwald and wife, Isaaca B. Groenwald**

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 the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Subdivision of the Lands of William Phillips, as of record in Plat Book 57, page 121, Registers office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Maplewood Lane, said point being South 83 degrees 25' East 190 feet from the southeast corner of the property conveyed to L. B. Jones and wife, by deed from Bessie Mai Denson of record in Book 2860, page 633, said Registers office for Davidson County, Tennessee; thence North 6 degrees 25' East 239 feet; thence South 83 degrees 35' East 150 feet; thence south 6 degrees 25' West 239 feet to the center of Maplewood Lane; thence with the center of the same, North 83 degrees 35' West 150 feet to the beginning.

Being the same property conveyed to Susan L. Groenwald and Keith A. Groenwald, Trustees of the Susan L. Groenwald 2008 Living Trust dated June 23, 2008 by Quitclaim Deed from Susan L. Groenwald and Keith A. Groenwald of record in Instrument NO. 20090810-0075282, Registers office for Davidson County, Tennessee, dated July 17, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **215 Maplewood Trace, Nashville, TN 37207.**

BILL GARRETT, Davidson County
Trans: T20120038247 DEEDWARR
Recvd: 05/24/12 10:36 3 pgs
Fees: 18.00 Taxes: 518.00
20120524-0045062

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 ___ hand( ) this the 21st day of May, 2012.

Susan L. Groenwald 2008 Living Trust dated June 23, 2008

Trustee

Keith A. Groenwald, Trustee

Keith A. Groenwald, Individually

Trustee

Susan L. Groenwald, Trustee

Susan L. Groenwald, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith A. Groenwald and Susan L. Groenwald** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Susan L. Groenwald 2008 Living Trust dated June 23, 2008** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Keith A. Groenwald and Susan L. Groenwald** as such **Trustees**.

Witness my hand and seal this the 21st day of May, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Keith A. Groenwald** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HExecuted the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Susan L. Groenwald** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2012.

My Commission expires _____

_____
Notary Public