THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $588,100.00 Affiant Subscribed and sworn to before me, this _____ day of April, 2013. Notary Public My Commission Expires: 10/14/15

ELIZABETH MARGUERITE FORTIER ★ MONTGOMERY COUNTY ★ STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20130036005 DEEDWARR
Recvd: 05/01/13 12:08 2 pgs
Fees:13.00 Taxes:2175.97
20130501-0043623

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RON MILLS, TRUSTEE OF THE THOMAS RODES HART 2008 TRUST U/A/D 1-15-2008 **c/o Carr, Riggs & Ingram, LLC** 3011 Armory Drive, Suite 190 Nashville, TN 37204	New Owner	Tax Parcel ID No. 118-01-0-029

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOESPH E. GRENVICZ and wife, HOLLY A. GRENVICZ f/k/a HOLLY A. ROOKS**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RON MILLS, TRUSTEE OF THE THOMAS RODES HART 2008 TRUST U/A/D 1-15-2008,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot 101, as shown on the map entitled Map of Belmont Land Company's Plan, Called Belmont Heights, of record as Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the northerly side of Sweetbriar Avenue and runs back between parallel lines along the easterly margin of 15th Avenue South 188 feet to an alley in the rear.

Being the same property conveyed to JOSEPH E. GRENVICZ and HOLLY A. ROOKS, as Joint Tenants with Rights of Survivorship by deed from SHIRLEY JORDAN, DEBORAH WALTON, SUSIE B. FRANKLIN, of record as Instrument No. 20060119-0007061, dated January 13, 2006, said Register's Office. Being further conveyed to JOSEPH E. GRENVICE and HOLLY R. GRENVICZ, husband and wife as joint tenants with right of survivorship and not as tenants in common, by deed of record as Instrument No. 20070618-0072633, said Register's Office.

This is improved property commonly known as: **1406 Sweetbriar Avenue, Nashville, TN 37212.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24 day of April, 2013.

JOSEPH E. GRENVICZ

HOLLY A. GRENVICZ
F/K/A HOLLY A. ROOKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joseph E. Grenvicz and Holly A. Grenvicz f/k/a Holly A. Rooks** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of April, 2013.

Notary Public
My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014