NEW OWNER:

Todd Grabois
Melissa Grabois
138 Prospect Hill
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0752

Map 116

Group 08-0-F

Parcel 138.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130065020 DEEDWARR
Recvd: 07/30/13 13:00 3 pgs
Fees:18.00 Taxes:2329.15

20130730-0079189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty-Nine Thousand Five Hundred and 00/100 Dollars ($629,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GEORGE S. SCOVILLE, JR. and wife, NANCY E. SCOVILLE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TODD GRABOIS, and wife, MELISSA GRABOIS** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain building site being Lot no. 138, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71 and amended in Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions.

BEING the same property conveyed to George S. Scoville, Jr. and wife, Nancy E. Scoville, by Warranty Deed from Stephen C. Asbury and wife, Barbara S. Asbury, dated May 23, 1997, and of record in Book 10467, Page 725, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 138 Prospect Hill, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26th day of July, 2013.

GEORGE S. SCOVILLE, JR.

NANCY E. SCOVILLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NANCY E. SCOVILLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GEORGE S. SCOVILLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $**629,500.00**.

AFFIANT

Sworn to and subscribed to before me this 26th day of July, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY