WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,250.00

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2014.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Therese A. Tlapek	Therese A. Tlapek	
(NAME)	(NAME)	
2400 Hemingway Dr.	4301 Franklin Pike	130-16-19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37204	
(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, **NANCY JUNIUS GRISWOLD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THERESE A. TLAPEK,*** 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:

*married

Land in Davidson County, Tennessee, being part of Lot No. 1, Block K, Tyne Meade, Section III, of record in Plat Book 1424, Pages 12, 13 & 14, Registers Office for Davidson County, Tennessee, and a lot marked "Reserved' on the Plan of Echo Hills Addition No. One, of record in Plat Book 2663, Page 48, said Register's Office, and described together according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated February 25, 1964, as follows:

Beginning at a point in the northerly margin of Hemingway Drive, at the corner of Lots 1 and 2, Block K; thence easterly with said Drive, 178 feet to a monument; thence around a curve in a northeasterly direction 31.42 feet to a monument in the westerly Margin of Everett Drive; thence with the margin of the same, northerly 175 feet to an iron pin; thence North 30 deg. 15 min. West 35 feet to a corner of the Reserved tract; continuing northerly with said Everett Drive, 87.8 feet to an iron pin; thence westerly 169.4 feet to an iron pin; thence southerly along the rear line of the Reserved tract, and along the westerly line of Lot 1, Block K, 277 feet to the point of beginning.

Being the same property conveyed to nelson L. Griswold and wife, Nancy Junius Griswold by Deed from Margie Ruth Komisar of record in Book 3706, page 117, said Register's Office. The said Nelson L. Griswold, Jr. has since died, vesting title in Nancy Junius Griswold as surviving Tenant by the Entirety.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 14 and Book 2663, page 48, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2400 Hemingway Dr., Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20140014740 DEEDWARR
Recvd: 03/04/14 13:14 2 pgs
Fees:13.00 Taxes:1577.13
20140304-0018098

Witness my hand this 27 day of February, 2014.

Nancy Junius Griswold

Nancy Junius Griswold

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 Nancy Junius Griswold, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of February, 2014.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017