Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

File #14-1137

BILL GARRETT, Davidson County
Trans:T20140030980 DEEDWARR
Recvd: 05/06/14 08:48 2 pgs
Fees:13.00 Taxes:1757.50
20140506-0038293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hoyt Daniel Halvorson and wife, Rachel Berry Halvorson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Mitchell Grissim, Jr., unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the westerly part of the northerly part of Lot No. 449 on the Plan of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the southerly margin of Meadowbrook Avenue at the corner of Lots Nos. 449 and 450; thence South 4 ½ degrees East 77 ½ feet to a stake; thence South 6 ½ degrees East 146.0 feet to the northeast corner of the property conveyed to Vauda N. Garner by deed from Nellie Vernona Leverton, of record in Book 2743, page 553, said Register's Office; thence with Garner's northerly line, North 88 degrees 16 min, West 69.0 feet to a point in the easterly margin of an alley which is 17.8 feet south of the southeast corner of Lot No. 445; thence with said alley northerly 17.8 feet to the southeast corner of Lot No. 445; thence with the line between Lots Nos. 445 and 449, northerly 200.0 feet, in all 217.8 feet to the southerly margin of Meadowbrook Avenue, thence with said Avenue, easterly 60.0 feet to the beginning.

Being the same property conveyed to Hoyt Daniel Halvorson and wife, Rachel Berry Halvorson, by deed from Virginia F. Head, unmarried, dated January 18, 2011, of record as Instrument No. 20110124-0006430, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3615 Meadowbrook Avenue, Nashville, TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of May, 2014.

Hoyt Daniel Halvorson

Rachel Berry Halvorson

Rachel Berry Halvorson

State of Tennessee)
County of Davidson)

On this 2nd day of May, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Hoyt Daniel Halvorson and Rachel Berry Halvorson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 475,000.00.

Affiant

Sworn and subscribed before me on this the 2nd day of May, 2014.

Notary Public

My Commission Expires: 8-17-15

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

NEW OWNER:
John Mitchell Grissim, Jr.
3615 Meadowbrook Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
John Mitchell Grissim, Jr.
325 Union Street
Nashville, TN 37201

TAX MAP-PARCEL #:
104-5-275