File 26127-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140046925 DEEDWARR
Recvd: 07/01/14 14:32 2 pgs
Fees: 13.00 Taxes: 548.23
20140701-0057846

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$148,169.37.**

Jagir Grant
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2014.

Notary Public
My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jagir D. Grant	Synovus Mortgage Corp.	**Map 105-03-0, Parcel 292.00**
1220 2nd Avenue South	2204 Lakeshore Dr., Ste 325	
Nashville, TN 37210	Birmingham, AL 35209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert J. Deal, as to a 1/3 undivided interest and Margaret D. Cronic, as to a 1/3 undivided interest, as Heirs at Law under the Will of Ann Deol and Robert J. Deal, as Executor of the Will of Ann Deol

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jagir D. Grant, an unmarried woman

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 Davidson County, Tennessee, being Lot No. 17 on the Plan of Trimble's First Addition to Nashville, of record in Deed Book 19, page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ann Deol and Robert J. Deal by Deed from Wilkins, Adams & Weems, Attorneys, Trustee, dated February 13, 1978, of record in Book 5256, Page 640, Register's Office for Davidson County, Tennessee. The property was further conveyed to Ann Deol by Quitclaim Deed from Robert J. Deal, dated May 5, 1978, of record in Book 5284, page 890; and by Quitclaim Deed from Lois E. Jordan, an unmarried person, dated February 3, 1992, of record in Book 8550, page 324, said Register's Office. Ann Deol died on June 20, 2013 and the property was devised to Robert J. Deal, Jagri D. Grant and Margaret D. Cronic by the Last Will and Testament of Ann Deol, Case No. 13P-1225, Probate Court for Davidson County, Tennessee. Said Will appointed Robert J. Deal as the Executor of the Estate of Ann Deol.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1220 2nd Avenue South, Nashville, TN 37210**

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 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 my/our hand(s) this **25th** day of **June, 2014.**

Robert J. Deal

Margaret D. Cronic

Robert J. Deal, Executor

Margaret D. Cronic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert J. Deal, individually, Margaret D. Cronic and Robert J. Deal as Executor of the Estate of Ann Deol,** the within named sellers, with whom I am personally acquainted (or proved to me on 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 Nashville, Tennessee, this **25th** day of **June, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17