File BOX 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069260 DEEDWARR
Recvd: 09/16/14 15:06 2 pgs
Fees:13.00 Taxes:902.80
20140916-0084931

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Rachel Fan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Joseph Grigonis	Farmington Mortgage	Map 117-3-H
(NAME)	(NAME)	
2600 Hillsboro Pike, Unit 245	2002 Richard Jones Rd, 300A	Parcel 245 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	
(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, I, **ANDREW NIXON, IV, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL JOSEPH GRIGONIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium in Davidson County, Tennessee, being Unit 245 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instruments No. 20051005-0119789, 20060210-0016562 and 20060919-0116052, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Andrew Nixon, IV by deed from Nashville Enclave, LP of record in Instrument No. 20061019-0130098, said Register's Office. Allison Nixon joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing in the Master Deed and Bylaws of record in Instruments No. 20051005-0119789, 20060210-0016562 and 20060919-0116052, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2600 Hillsboro Pike, Unit 245, Nashville, TN 37212
(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 th

ereto 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.

Witness my hand this 12th day of September, 2014.

Andrew Nixon, IV

Allison Nixon

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 Andrew Nixon, IV and Allison Nixon, the bargainor, 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 12th day of September, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015