Return to: FIC 14-058TN
PenFed Title LLC
21550 Beaumeade Circle
Ashburn, VA 20147

Davidson County DEEDWARR
Recvd: 09/23/14 11:18 3 pgs
Fees:18.00 Taxes:1461.50
20140923-0087210

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Alexander Grassmick and Meghan Marie Sisko 1319 Stratford Avenue Nashville, TN 37216	Pentagon Federal Credit Union PO Box 1432 Alexandria, VA 22313	072030-01600

THIS INDENTURE, made this 3rd day of September, 2014 between

Tony Clouse, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jason Alexander Grassmick and Meghan Marie Sisko, husband and wife

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee as follows:

Being the Westerly 1/2 of Lot No. 256 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee described as follows:

Said part of said lot fronts 50 feet on the Northerly side of Stratford Avenue and runs back between lines, 256.7 feet on the Westerly line and 244.7 feet on the Easterly line to a dead line on which it measures 52.7 feet.

Being the same property conveyed to Tony Clouse, unmarried by Warranty Deed dated 8/27/13 from Chad Lautt, Trustee of the Tip Top Trust of record in Instrument No. 20130830-0092005, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1319 Stratford Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tony Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tony Clouse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of September, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $395,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of September, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kate Leonard, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD