BILL GARRETT, Davidson County
Trans:T20140077943 DEEDWARR
Recvd: 10/16/14 09:09 2 pgs
Fees:13.00 Taxes:1069.30
20141016-0095482

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144914

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2014. NOTARY PUBLIC My commission expires: 8/18/18

JANE GRAZER RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Todd Grussmeyer 8920 Lyman Lane Nashville, TN 37211	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 173-09-0-A-482.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Nine Thousand and 00/100 Dollars ($289,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL HESS, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TODD GRUSSMEYER, A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 464 on the plan of Lenox Village, Phase sever, of record as Instrument No. 200510280130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> BEING, the same property conveyed to Michael Hess, a single man by Warranty Deed dated September 28, 2006 of record in Instrument No. 20060929-0120803 in the Office of the Register of Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on plat of record in Instrument No. 200510280130418; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known and designated as 8920 Lyman Lane, Nashville, TN 37211.

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

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 10th day of October, 2014.

MICHAEL HESS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Michael Hess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of October, 2014.

Notary Public

Printed Notary Name

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY