File No. 141043

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081833 DEEDWARR
Recvd: 10/30/14 10:55 2 pgs
Fees:13.00 Taxes:851.00
20141030-0100160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Spencer C Wise
Affiant

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer C. Wise	Pinnacle Bank	117-03-0-A-107.00CO
(NAME)	(NAME)	
3000 Hillsboro Road #107	150 3rd Avenue South, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, Howard Larry Grissom, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spencer C. Wise, an unmarried man and Kevin R. Wise, a married woman, as tenants in common with right of survivorship, 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 Unit No. 107 on the Plan of Versailles Apartments, of record in Plat Book 5050, Page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Howard Larry Grissom, by Warranty Deed from John D. Gatlin, joined by his wife, Linda D. Gatlin, dated March 1, 1985 and recorded March 4, 1985 in Book 6503, Page 49, in the Register's Office of Davidson County, Tennessee.

Subject to Master Deed of record in Book 5168, Page 944 and By-Laws appended thereto at Page 961; amended Mater Deed of record in Book 7770, Page 955 and Book 8434, Page 719; amended By-Laws of record in Book 5589, Page 367 and Book 5659, Page 641 (re-recorded in Book 5667, Page 375), Register's Office of Davidson County, Tennessee.

HOA Charter of record in Book 5179, Page 858, Register's Office of Davidson County, Tennessee.

Subject to the plan of record in Plat Book 5050, page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3000 Hillsboro Road #107, Nashville, TN 37215

(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 thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are

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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 27th day of October, 2014.

Howard Larry Grissom

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 Howard Larry Grissom, the bargainor(s), 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 official seal this 27th day of October, 2014.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016