BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001743 DEEDWARR
Recvd: 01/08/15 10:42 2 pgs
Fees:13.00 Taxes:721.50
20150108-0002062

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Gray	Shelter Lending Services, LLC	Map 161 06 0A
(NAME)	(NAME)	
1346 Crown Point Place	4000 W Brown Deer Rd. Ste.E	Parcel 190.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brandon D. Gruber and Katie Gruber, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Gray, unmarried** 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 190 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes, of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description thereof.

Being the same property conveyed to Brandon D. Gruber by Warranty Deed from Centex Homes, a Nevada general partnership, filed of record on September 12, 2011 as Instrument No. 20110912-0070636, Register's Office for Davidson County, Tennessee.

Katie Gruber joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and (b) Restrictive covenants contained in Instrument No. 20070614-0071397, amended in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1346 Crown Point Place, Nashville, TN 37211
(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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 7th day of January, 2015.

Brandon D. Gruber

Katie Gruber

State of Tennessee
County of Davidson

Personally appeared before me **Brandon D. Gruber and Katie Gruber**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of January, 2015.

Notary Public

My Commission Expires: _____

File No.: 111014398

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017