GSRN
Box 44

BILL GARRETT, Davidson County
Trans:T20150015013 DEEDWARR
Recvd: 03/02/15 12:08 2 pgs
Fees:13.00 Taxes:2072.00
20150302-0017748

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $560,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2015. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michelle F. Wang 5322 General Forrest Ct. Nashville, TN 37215	Broker Solutions, Inc. 14511 Myford Road, Ste. 120 Tustin, CA 92780	145 13 0 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD E. GRABOIS AND MELISSA GRABOIS, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHELLE F. WANG, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, pages 65 and 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd E. Grabois and wife, Melissa Grabois, by Warranty Deed dated October 7, 2010, from E. Blair Daly, unmarried, of record in Instrument No. 20101012-0081607, in the Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, pages 65 and 66, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Restrictive Covenants for Tyne Valley Estates, Section 9 of record in Book 4016, page 632, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **5322 General Forrest Ct., Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of February, 2015.

Todd E. Grabois

Melissa Grabois

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd E. Grabois and Melissa Grabois, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2015

(Seal)
WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 07/02/2018