WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Y-VRES-15-1300

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Grossman and Shirley Grossman	NEW OWNER	
(NAME)	(NAME)	**10816009500**
2215 Abbott Martin Rd #216		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARTHA LYNN STEPHENS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARC GROSSMAN AND WIFE, SHIRLEY GROSSMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19B on the Plan of Zone Lot Division Lots 28, 29, 19, Final Subdivision Plat Section Two of Lakeview Hills of record in Plat Book 5200, Page 710, as amended in Plat Book 5800, Page 137 and Plat Book 6235, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha Lynn Stephens, unmarried by Warranty deed from Richard F. Saskowski and spouse, Jeanette L. Saskowski of record in Instrument No. 20080402-0032976 Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 2, 2008.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 5200, Page 710, amended in Plat Book 5800, Page 137 and Book 6235, Page 61, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Lakeview Hills Section 2 of record in Book 6156, Page 638, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville, Davidson County, Tennessee Department of Water and Sewage Service of record in Book 6264, Page 787 and Book 6264, Page 782, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 5856, Page 84, in the Register's Office for Davidson County, Tennessee.
- Model Shred Equity Agreement of record in Book 6940, Page 536, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1300 Priest Woods #1302 , Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150017864 DEEDWARR
Recvd: 03/12/15 08:18 2 pgs
Fees:13.00 Taxes:299.70
20150312-0021058

Witness my/our hand(s) this the 5th DAY OF MARCH, 2015.

Martha Lynn Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA LYNN STEPHENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212