Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150020876 DEEDWARR
Recvd: 03/23/15 10:41 2 pgs
Fees:13.00 Taxes:925.00
20150323-0024651

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2015.

Elizabeth J Barnes
Notary Public

My commission expires: 1-26-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas J. Lenartz	Pinnacle Bank	
1123 McChesney Avenue	150 3rd Ave S. Ste 900	072-03-0-031.00
Nashville, TN 37216	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL GROTHE AND DENA L. GROTHE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS LENARTZ, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly one-half of Lot No. 223 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 223 fronts 50.0 feet on the northerly side of McChesney Avenue and extends back between parallel lines 205.0 feet to a dead line in the rear.

Being the same property conveyed to Jason Parrish, unmarried by Warranty Deed from Edward Brannon and Carol Brannon, of record in Instrument No. 20040518-0058382, Register's Office for Davidson County, Tennessee, dated May 14, 2004 and recorded on May 18, 2004, as corrected by and Scrivener's Affidavit recorded on March 14, 2013 in Instrument No. 20130314-0025263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Grothe and Dena L. Grothe, husband and wife by Warranty Deed from Jason Parrish, of record in Instrument No. 20130320-0027541, Register's Office for Davidson County, Tennessee, dated March 18, 2013 and recorded on March 20, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1123 McChesney Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns; against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of March, 2015.

Michael Grothe

Dena L. Grothe by Michael Grothe
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Grothe, individually and as attorney in fact for Dena L. Grothe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of March, 2015.

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018