RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00133
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2015

Notary Public

MY COMMISSION EXPIRES: 11-3-15

BILL GARRETT, Davidson County
Trans:T20150024757 DEEDWARR
Recvd: 04/06/15 09:47 2 pgs
Fees:13.00 Taxes:1465.20
20150406-0029300

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER AS FOLLOWS:
Marianne Grogan
4504 Nevada Ave
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS
09116009500

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, **Barbara R. Muncy, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marianne Grogan, a single person**

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 LOT # 405 IN THE WESTERLY 25 OF LOT # 403 OF BLOCK 19, CHARLOTTE PARK COMPANY'S FIRST EDITION, AS OF RECORD IN BOOK 57, PAGE 103 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT #405 AND PART OF LOT #403 ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTH SIDE OF NEVADA AVENUE AND EXTEND BACK NORTHWARDLY BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BARBARA R. MUNCY, A SINGLE PERSON BY WARRANTY DEED FROM LENA M. DORRIS, UNMARRIED AS RECORDED 2-4-93 IN BOOK 8857, PAGE 954.

Subject to all matters shown on plat of record in Plat Book 57, Page 103, in the Register's Office for DAVIDSON County, Tennessee.

Subject to Shared garage wall agreement recorded in Book 6024, page 234, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as **4504 NEVADA AVE., NASHVILLE, TN 37209**.

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.

Witness our/my hand(s) this 3 day of April, 2015.

Barbara R. Muncy

Barbara R. Muncy

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 Barbara R. Muncy the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of April, 2015.

Commission Expires: 11-3-15

Tabatha Edwards

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY