THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150031517 DEEDWARR
Recvd: 04/27/15 09:24 2 pgs
Fees:13.00 Taxes:643.80
20150427-0037243

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan Grubb and Sara Grubb 510 Cottonwood Drive Nashville, Tennessee 37214	US Bank N.A. 3180 Rider Trail South Earth City, MO 63045	106-14-O-066.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **AUTUMN L. KERR**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JONATHAN GRUBB AND WIFE, SARA GRUBB**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING Lot No. 57, on the Plan of Raymond Heights, of record in Plat Book 1424, Page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Autumn L. Kerr, unmarried, by Warranty Deed from Judy G. Batey f/k/a Judy Gayle Thompson Bullion and husband Kenneth C. Batey, of record on 10/16/2006, at Instrument No. 20061016-0128189, Davidson County Register of Deeds.

This is improved property known as **1966 Loney Drive, Nashville, Tennessee 37211** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this **22nd** day of **April, 2015**:

Autumn L. Kerr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AUTUMN L. KERR**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of April, 2015:

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $174,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2015:

Notary Public

My Commission Expires: 1-23-18

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON