BILL GARRETT, Davidson County
Trans:T20150035733 DEEDWARR
Recvd: 05/08/15 11:32 2 pgs
Fees:13.00 Taxes:841.75
20150508-0042334

BRENDA R. LEHMAN
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 227,500.00

Marci Dubois
Affiant

Subscribed and sworn to before me, this 7th day of May, 2015.

Brenda R Lehman
Notary Public

My commission expires: 3/24/19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALISON R. MARTIN **JOSHUA CAMDEN RANDOLPH**	Mortgage Network, Inc.	**07211046000**
1801 RIVERSIDE DR	300 Rosewood Drive Suite 100	
NASHVILLE, TN 37216	Danvers, MA 01923	

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 ACKNOWLEDGE, WE,

TIMOTHY J. GRACE and wife, SHANTEL GRACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALISON R. MARTIN and JOSHUA CAMDEN RANDOLPH

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:

BEING LOT NO. 22 AND THE EASTERLY ONE-HALF OF LOT NO. 21 ON THE PLAN OF RIVERSIDE DRIVE SUBDIVISION, OF RECORD IN BOOK 974, PAGE 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 22 AND THE SOUTHERLY ONE-HALF OF LOT NO. 21 ADJOIN AND FRONT 75 FEET ON THE EASTERLY SIDE OF RIVERSIDE DRIVE AND RUN BACK BETWEEN LINES 175 FEET MORE OR LESS ON THE SOUTHERLY LINE AND 168 FEET MORE OR LESS ALONG THE NORTHERLY LINE, TO A DEAD LINE IN THE REAR WHICH MEASURES 75 FEET.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY J. GRACE and wife, SHANTEL GRACE, BY WARRANTY DEED FROM DEBORAH BURCH AND STEVE HUGHES, DATED 02/15/2008 AND RECORDED ON 02/27/2008 IN INSTRUMENT NUMBER 20080227-0019380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1801 RIVERSIDE DR, 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 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 in 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 my/our hand(s) this 7th day of May, 2015.

Timothy J Grace by Sasha Fallon his attorney in fact
TIMOTHY J. GRACE, by his attorney in fact, Sasha Fallon

Shantel Grace by Sasha Fallon her attorney in fact
SHANTEL GRACE , by her attorney in fact, Sasha Fallon

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford (AE)

Personally appeared before me, a Notary Public of said County and State, SASHA FALLON, to me known to be the person who executed the foregoing instrument on behalf of TIMOTHY J. GRACE AND SHANTEL GRACE as their attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Timothy J. Grace and Shantel Grace.

Notary Public

My Commission Expires: 8/18/18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County