WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040422 DEEDWARR
Recvd: 05/26/15 10:48 2 pgs
Fees:13.00 Taxes:699.30
20150526-0047938

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson Sam
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew D. Whitaker	Magna Bank	172120A05800CO
(NAME)	(NAME)	
932 Fallview Trail	6525 N. Quail Hollow Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gary Scott Grissom and wife, Candace W. Grissom**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew D. Whitaker and Jennifer L. Whitaker, Husband and Wife** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Situated in Davidson County, State of Tennessee, described as follows to-wit: Being Lot No. 320 on the Plan of Bradford Hills, Section Two, of record in Plat Book 7900, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary Scott Grissom and wife, Candace W. Grissom by Warranty Deed dated 06/26/1988 from Zachary H. Richards, and wife, Carla C. Richards of record in Book 10999, Page 572, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 7900, Page 117, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069, Page 170, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section Two of record in Book 8074, Page 269, said Register's Office.

By-Laws of record in Book 8071, Page 531, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 932 Fallview Trail, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hands this 21st day of May, 2015.

Gary Scott Grissom

Candace W. Grissom

State of Tennessee
County of Wilson

Personally appeared before me Gary Scott Grissom and Candace W. Grissom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122