BILL GARRETT, Davidson County
Trans:T20150062139 DEEDWARR
Recvd: 07/29/15 09:58 2 pgs
Fees:13.00 Taxes:1850.00
20150729-0074556

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $500,000.00 (Five Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of July, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kendall Joe Davis and Robin Rebecca Davis 6151 Hillsboro Pike Nashville, TN 37215	1020 Dillon Ln. Gallatin Tenn. 37066	14400000600

WARRANTY DEED

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, I/WE, **THE ESTATE OF JEAN F. GRISSIM**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KENDALL JOE DAVIS AND WIFE, ROBIN REBECCA DAVIS**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being part of Lot 1 on the plan of Bransford Realty Company's Forest Hills Subdivision, as of record in Book 547, Page 140, Register's Office for said County, and a strip of land lying between the southerly line of said lot and the northwesterly margin of Hillsboro Road, as now established, being Lot "A" on the unrecorded plan of Marion S. Webb's Subdivision of parts of Lot Nos. 1 and 2 on said Bransford Realty Company's Forest Hills Subdivision, described according to a survey made by T.R. Sanford, Surveyor, November 15, 1949, as follows:

Beginning on the northwesterly margin of the Hillsboro Road, as now established, at a stake and corner post in the northerly line of the Martin tract; thence with said Martin's northerly line, North 81 deg. 20' 500 feet to a stake; thence North 26 deg. 52' East 220 feet to a stake, the corner of Lots "A" and "B"; thence with the line between said two lots, South 58 deg. 57' East 520.6 feet to the northwesterly margin of said Hillsboro Road; thence with said Road, southwestwardly 190 feet to the beginning, containing 2.12 acres, more or less.

Being the same property conveyed to Jean F. Grissim by deed from John M. Grissim of record in Book 6376, Page 957, Register's Office for Davidson County, Tennessee. Jean F. Grissim having since died testate and the Last Will and Testament of Jean F. Grissim, deceased, of record in Probate File #14P395, Probate Clerk's Office for Davidson County, Tennessee. Anna Maria Grissim joins in this conveyance as Executrix of the Estate of Jean F. Grissim. Anna Maria Grissim and Maria Grissim are one and the same.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **6151 HILLSBORO PIKE** **NASHVILLE, TN 37215**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015073940

WITNESS, this 24th day of July, 2015

The Estate of Jean F. Grissim

Anna Maria Grissim, Executrix

Anna Maria Grissim, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anna Maria Grissim**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Executrix of The Estate of Jean F. Grissim and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of July, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: My Commission Expires OCT. 18, 2016

LTSR Number:

GTE File: 2015073940