BILL GARRETT, Davidson County
Trans:T20150065138 DEEDWARR
Recvd: 08/06/15 08:30 3 pgs
Fees:17.00 Taxes:0.00
20150806-0078223

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:

Jennifer L. Gremillion
413 W. Brookfield Drive
Nashville, Tennessee 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 130 09 0
Parcel 157.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Daniel E. Gremillion, hereinafter called the Grantor, and the Grantor's spouse, Jennifer L. Gremillion, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Jennifer L. Gremillion, the Grantor, Daniel E. Gremillion, has bargained and sold, and by these presents does transfer and convey unto Jennifer L. Gremillion, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2015.

Daniel E. Gremillion

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel E. Gremillion, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2015.

My Commission Expires: _____

Notary Public

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires
January 8, 2019

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Part of Lot No. 1, Block 3, on the Plan of Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at the southwest corner of Brookfield Avenue and Canterbury Drive; thence with the southerly margin of Brookfield Avenue, westwardly 160 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwesterly 281 feet to the corner of Lots Nos. 1, 2, 5 and 6; thence with the line between Lots Nos. 1 and 6, southwardly 80 feet; thence eastwardly 270 feet, more or less, to the westerly margin of Canterbury Drive; thence with said Drive, northwardly 140 feet to the beginning.

Being the same property conveyed to Daniel E. Gremillion and wife, Jennifer L. Gremillion, by deed from Ames Davis of record as Instrument No. 20100628-0050278, Register's Office for Davidson County, Tennessee.

This is improved property known as 413 West Brookfield Drive, Nashville, Tennessee 37205.