This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Send Tax Bill to:
ADDRESS NEW OWNER:
Judy Lee Grace
2716 Bluefield Avenue
Nashville, Tennessee 37214.

Davidson County DEEDWARR
Recvd: 09/18/15 16:18 2 pgs
Fees:13.00 Taxes:1202.50
20150918-0095281

MAP 09601009500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nancy D. Donovan,** unmarried hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Judy Lee Grace and Ted Craig, Trustees of the Judy Lee Grace Living Trust,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 in Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney Farm, Third District, the Plan of record in Book 843, page 16, of the Register's Office for said County. Said Lot No. 18 fronts 100 feet on the north side of Bluefield Avenue and runs back in a northerly direction between lines 358.5 feet on its westerly line and 304.8 feet on its easterly line to a line, which line is angular in shape and measures 127.2 feet on the rear line.

Being the same property conveyed to Nancy D. Donovan, unmarried by deed from Marsha Jo Glassmeyer, unmarried dated April 30, 1990, of record in Book 8104, page 87, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all of those facts, conditions and limitations, all covenants, subdivision restrictions, easement and other matters of record in Plat Book 843, page 16, said Register's Office.
Subject to an easement for set forth in an instrument of record in Instrument No. 20140114-0003778, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 2716 Bluefield Avenue, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", their successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and their 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 the 18th day of September, 2015.

Nancy D. Donovan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Nancy D. Donovan, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of September, 2015.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: June 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of September, 2015.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: June 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Christie J Lannom

STATE OF TENNESSEE
COUNTY OF WILSON

On this 18th day of September, 20 15, personally appeared before me, a notary public for this county and state, Christie J Lannom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN

My commission Expires: June 25, 2019