WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085615 DEEDWARR
Recvd: 10/07/15 14:07 2 pgs
Fees:13.00 Taxes:1202.29
20151007-0102403

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $324,942.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/15/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1454B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Frederick Groenert and Heather Anderson	Pinnacle Bank	073-13-0-084.00
1724 Welcome Ln	150 3rd Avenue S #900	
Nashville, TN 3721-64116	Nashville, TN 37201	

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,

PATRICIA LYNN GIBSON F/K/A PATRICIA LYNN GIBSON-THUMA AND GARAN GRAY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREDERICK E. GROENERT, III AND HEATHER L. ANDERSON, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Section Two, Henderson Gardens of record in Plat Book 2900, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Lynn Gibson-Thuma by Quitclaim deed from Michael Steven Thuma of record in Instrument No. 20071207-0141685 Register's Office for Davidson County, Tennessee, dated November 26, 2007 and recorded on December 7, 2007. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1724 Welcome Ln Nashville, TN 372164116. Property address being provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 now due and payable.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 101, Register's Office for Davidson County, Tennessee.

This is property known as 1724 Welcome Ln, Nashville, TN 3721-64116

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 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 hand on the 2nd day of October, 2015.

Patricia Lynn Gibson

by J. C. /Attorney in Fact

Patricia Lynn Gibson

By: J. Carlton Drumwright, Attorney-In-Fact

Garan Gray

by J. C. /Attorney in Fact

Garan Gray

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Patricia Lynn Gibson and Garan Gray for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Patricia Lynn Gibson and Garan Gray.

Witness my hand and official seal, this 2nd day of October, 2015.

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

File #: 15-1454B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027