BILL GARRETT, Davidson County
Trans:T20150101964 DEEDWARR
Recvd: 12/02/15 11:48 2 pgs
Fees:13.00 Taxes:370.00

20151202-0121492

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Joni Belyeu
Affiant

Subscribed and sworn to before me, this 30th day of November, 2015.

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Loretta A. Grouzis 837-839 Oak Leaf Drive Old Hickory, TN 37138	New Owner	076-01-034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark F. Williamson and Melissa S. Williamson, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Loretta A. Grouzis, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Oak Creek Subdivision of record in Plat Book 5200, Page 96, 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 Mark F. Williamson and Melissa S. Williamson, husband and wife by Warranty deed from Owen Enterprises, a sole proprietorship composed of James G. Owen, V of record in Instrument No. 20050308-0025511 Register's Office for Davidson County, Tennessee, dated March 04, 2005 and recorded on March 08, 2005.

This property is improved property known as **837-839 Oak Leaf Drive, Old Hickory, TN, 37138.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 96; (2) Restrictions of record in Book 5360, Page 572 and Book 5382, Page 827, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 30th day of November, 2015.

Mark F. Williamson

Melissa S. Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark F. Williamson and Melissa S. Williamson** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 30th day of November, 2015.

Notary Public

My Commission expires: 3-9-16

FILE NO: 2015093943

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.