WARRANTY DEED

File #15807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF DECEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 5.2.16
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20150104552 DEEDWARR
Recvd: 12/10/15 14:22 2 pgs
Fees:13.00 Taxes:666.00
20151210-0124500

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan E. Bennie	New Owner	-091-06-0-036.00
(NAME)	(NAME)	
5812 Morrow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Linda S. Hargrove-Grube, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan E. Bennie,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 14 on the Revised Preliminary Plan of Morrow Road Subdivision, not of record, and being more particularly described according to a survey by W. W. Turner Company, Engineers, dated May 1949, as follows:

Beginning on the northerly margin of Morrow Road at the corner of Lot Nos. 13 and 14, said point also being 750 feet East of the easterly margin of 60th Avenue North; thence with the line between said two (2) lots, northwardly 125 feet to the northwest corner of Lot No. 13; thence eastwardly 62 feet to the northwest corner of Lot No. 15; thence with the line between Lot Nos. 14 and 15, southwardly 125 feet to the northerly margin of Morrow Road, thence with the same, westwardly 62 feet to the point of beginning.

Being the same property conveyed to Linda S. Hargrove-Grube, married by Quitclaim deed from Linda S. Hargrove-Grube, Successor Trustee of "The Roy C. Hargrove Revocable Living Trust" of record in Instrument No. 20091229-0117900 Register's Office for Davidson County, Tennessee, dated December 22, 2009 and recorded on December 29, 2009. The subject property was not the principal residence of the Grantor herein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5812 Morrow Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 8th day of December, 2015.

Linda S. Hargrove-Grube

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Linda S. Hargrove-Grube, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2015.

My commission expires: 8-23-16

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027