Davidson County DEEDWARR
Recvd: 01/20/16 12:30 3 pgs
Fees:18.00 Taxes:1961.00
20160120-0005780

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160100006

WARRANTY DEED

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Partch and Christine Partch **13891 Old Hickory Blvd.** **Antioch, TN 37013**	Mortgage Investors Group 750 Old Hickory Blvd - 130 Brentwood, TN 37027	**182-00-0-170.00**

FOR AND IN 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, WE,

John J. Granahan and wife, Bonnie Rhodes Granahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Partch and Christine Partch, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988, and known as Job No. 87-667 more particularly described as follows:

Beginning at an iron pin on the southerly margin of Old Hickory Boulevard, said point of beginning being North 83 deg. 24 min. 24 sec. West 150.00 feet from the northwest corner of the W. G. Randles property of record in Book 6421, page 532, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Old Hickory Boulevard South 02 deg. 36 min. 13 sec. West 1624.06 feet to an iron pin in the line of the Estelle B. Augus property of record in Book 6575, page 658, Register's Office for Davidson County, Tennessee; thence with Augus line North 89 deg. 10 min. 47 sec. West 50.47 feet to an iron pin; thence leaving Augus line and with the line of the Roy L. Hill property of record in Book 2878, page 605, Register's Office for Davidson County, Tennessee, North 60 deg. 56 min. 11 sec. West 41.76 feet to an iron pin; thence North 01 deg. 38 min. 33 sec. East 358.88 feet to an iron pin; thence North 53 deg. 29 min. 52 sec. West 134.39 feet to an iron pin; thence leaving said Roy L. Hill property North 05 deg. 18 min. 04 sec. East 1184.99 feet to an iron pin set on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of said Old Hickory Boulevard South 83 deg. 24 min. 24 sec. East 150.00 feet to the point of beginning, containing 5.84 acres, more or less.

BEING the same property conveyed to John J. Granahan and wife, Bonnie Rhodes Granahan, by Warranty Deed from Thomas J. Powell and wife, Deborah S. Powell, dated 12/4/03 and recorded 12/9/03 in Instrument No. 20031209-0176593, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **13891 Old Hickory Blvd., Antioch, TN 37013**
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 19TH DAY OF JANUARY, 2016.

JOHN J. GRANAHAN **BONNIE RHODES GRANAHAN**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Granahan and wife, Bonnie Rhodes Granahan the bargainors 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 Smyrna, Tennessee, this 19thday of January, 2016

Commission Expires:_____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

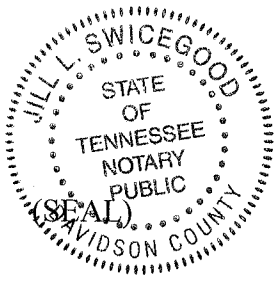
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018