BILL GARRETT, Davidson County
Trans:T20160005556 DEEDWARR
Recvd: 01/21/16 09:54 2 pgs
Fees:13.00 Taxes:999.00
20160121-0006129

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2283

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandra E. Gaughan 1231 Plymouth Ave. Nashville, TN 37216	F+M Bank 50 Franklin St. Clarksville, TN 37040	061-12-0-225.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2016.

Notary Public
My Commission Expires: 6/18/19
(Affix Seal)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) 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 E. Grimsley, III and Emily C. Grimsley, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alexandra E. Gaughan, an unmarried woman,** 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, being all of Lot No. 3, Final Plat, Resubdivision of Lot 1 Jackson Park Addition No. 1 – Section 3 and Lots 33 p/o, 34, 35 & 37 on the Map of Resubdivision of Certain Lots in Eastdale Place, of record in Instrument No. 20140130-0008479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John E. Grimsley III and Emily C. Grimsley, husband and wife by Warranty Deed from Jim R. Dabbs and Sherry L. Dabbs, husband and wife, dated July 29, 2004, recorded August 4, 2004, of record in Instrument No. 20040804-0093951, Register's Office for Davidson County, Tennessee.

And:

Being the same property conveyed to John E. Grimsley III and Emily C. Grimsley, husband and wife by Quitclaim Deed from Jesse Harold Moore and wife, Ann W. Moore, dated June 30, 2008, recorded July 11, 2008, of record in Instrument No. 20080711-0071487, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1231 Plymouth Avenue, Nashville, TN 37216**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of **January, 2016.**

GRANTOR(S)

John E. Grimsley, III

Emily C. Grimsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John E. Grimsley, III and Emily C. Grimsley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 15th day of **January, 2016.**

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

