Davidson County DEEDWARR
Recvd: 03/14/16 11:43 2 pgs
Fees:13.00 Taxes:813.63
20160314-0023936

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016330**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2016. Notary Public My Commission Expires: 5-8-18

16024

WARRANTY DEED

Address New Owner: Ronald Grace and Lisa Grace, and Brianna L. Grace 256 BURGANDY HILL RD Nashville, TN 37211-6833	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-12-A-139.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie Mullins now known as Marie Blanchard and husband, Michael Ryan Blanchard** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Lisa Grace and Ronald Grace, wife and husband and Brianna L. Grace, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 89 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, Page 6, and Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marie Mullins and husband, Michael Ryan Blanchard by Warranty Deed from Natalie Rodriguez, an unmarried woman, recorded on the 6th day of September, 2013 in Instrument No. 20130906-0094491, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION NINE, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 414 and Boundary Plat recorded in Plat Book 7900, Page 6.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8681, Page 252.

Terms and provisions of by-Laws recorded in Book 8071, Page 531.

Charter of Homeowners Association recorded in Book 8071, Page 520.

Quitclaim Deed for Open Space or common areas recorded in Book 9779, Page 672.

Deed of Conveyance recorded in Book 8377, Page 769 and Book 8377, Page 808.

This is improved property located at 256 BURGANDY HILL RD Nashville, TN 37211-6833.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of March, 2016.

Marie Mullins NKA Marie Blanchard

Michael Ryan Blanchard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marie Mullins NKA Marie Blanchard and Michael Ryan Blanchard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018