10717

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

O-RM-16-8468-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,700.00

K M

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2016.

Hilary Mohsenza

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin M. Grenier and Angela M. Grenier	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**155-00-0-027.00**
8468 Lewis Rd	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-5009	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **QUENTIN L. QUIGLEY AND WIFE, DEBORAH G. QUIGLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN M. GRENIER AND ANGELA M. GRENIER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

In the 9th Civil District of Davidson County, Tennessee. On the northerly side of Lewis Road, and being the remainder of a 20 acre tract of record in Book 2096, page 565, Register's Office for said County. Surveyed by S.H. Hutchison, September 26, 1957.

Beginning at an old marked Beech tree corner, same being the northwest corner of the W.C. Crafton 25 acre tract, in the south line of the Ewin land; thence with the Crafton west line, south 12" west, 20 poles to a point in center of Lewis Road. Iron stake in line on north margin of road; thence with said road south 34 deg. 30" West 12-5 poles to point in road; thence with a 3-75 acres tract of J.W. Burrow and wife, W 54" west passing an iron stake on north margin of Lewis Road; 11-5 poles to a small poplar tree; thence on with said line, north 88" west 54 poles to a small white oak in a fence of Sawyer's east line; thence with Sawyer's line north 2" east 28 poles to stake in fence, Ewin corner; thence with south line of the Ewin tract, south 86 deg. 30" east 74 poles to the beginning, containing 12 3/8 acres more or less.

Being a part of the same property conveyed to Quentin L. Quigley and wife, Deborah G. Quigley by Quitclaim deed from Valerie G. Quigley of record in Book 11350, page 970, Register's Office for Davidson County, Tennessee, dated February 19, 1999 and recorded on February 23, 1999.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Declaration of Easement and Maintenance Agreement of record in Instrument Number 20160419-0037905, in the Register's Office for DavidsonCounty, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8468 Lewis Rd , Nashville, Tennessee 37221-5009**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20160043949 DEEDWARR
Recvd: 05/25/16 10:36 2 pgs
Fees:13.00 Taxes:1034.89

20160525-0052460

Witness my/our hand(s) this the 23rd DAY OF MAY, 2016.

Quentin L. Quigley

Deborah G. Quigley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, QUENTIN L. QUIGLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH G. QUIGLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212