BILL GARRETT, Davidson County
Trans:T20160047260 DEEDWARR
Recvd: 06/06/16 09:32 2 pgs
Fees:13.00 Taxes:1517.00
20160606-0056546

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016040010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $410,000.00

Sworn to and subscribed before me this 3rd day of June, 2016.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Paul V. Grome		160-11-0B-008.00-CO
904 Stone Box Court	New Owner	
Brentwood, TN 37027-4377		

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald S. Branum and wife, Jackie T. Branum** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul V. Grome and Nina Grome, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Stone Box Creek of record in Plat Book 6900, Page 103 and Surveyors Certificate of Correction of record in Book 7048, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald S. Branum and wife, Jackie T. Branum by Warranty deed from Wendell L. Hakala and wife, Hilary A. Hakala of record in Instrument No. 20040504-0050646 Register's Office for Davidson County, Tennessee, dated May 03, 2004 and recorded on May 04, 2004.

This is improved property known as **904 Stone Box Court, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor ___X_ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 3rd day of June, 2016.

Donald S. Branum

Donald S. Branum

Jackie T. Branum

Jackie T. Branum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Donald S. Branum and Jackie T. Branum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2016.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019