THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Joshua Works & Kaitlyn R. Works
404 Kinhawk Drive
Nashville, TN 37211
SEND TAX BILLS TO:
Regions Bank
2050 Parkway Office Circle, RCN-6
Birmingham, AL 35244 Mail Code: ALBH406028

WARRANTY DEED

(Map 172-08-0, Parcel 36.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **LEE GRIZER, unmarried and MARGARET DE LA FUENTE, n/k/a MARGARET MORAVEC, married,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JOSHUA R. WORKS and KAITLYN R. WORKS, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 125, on the Map of Forest Acres Estates, Section One, according to plat and survey of same appearing of record in Plat Book 3700, page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Lee Grizer and Margaret De La Fuente, both unmarried, by Warranty Deed from Frank B. O'Neal and wife Judy S. O'Neal, dated December 18, 2009, of record in Instrument No. 20091228-0117087, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3700, page 2; to Restrictive Covenants of record in Book 3874, page 704; to 10' Public Utility and Drainage Easement per plat, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 404 Kinhawk Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantees.

BILL GARRETT, Davidson County
Trans:T20160047856 DEEDWARR
Recvd: 06/07/16 09:56 3 pgs
Fees:18.00 Taxes:832.50
20160607-0057212

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. The subject property is not nor ever been the principle residence of Margaret Moravec.

WITNESS OUR HANDS and signatures on this the 1st day of June, 2016.

LEE GRIZER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

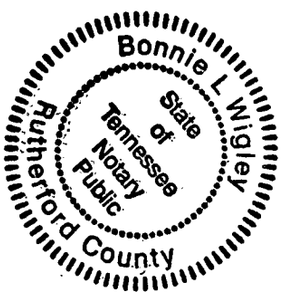
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Grizer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for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

Witness my hand and official seal, this the 1st day of June, 2016.

Notary Public

My Commission Expires: **SEPTEMBER 25, 2019**

(SEAL)



M Moravec
MARGARET MORAVEC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 1st day of June, 2016.

Karen C. Kopp
Notary Public
My Commission Expires: January 11, 2017

(SEAL)

KAREN C. KOPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 11, 2017

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of June, 2016.

Bonnie L. Wigley
Notary Public

My commission expires: September 25, 2019

Bonnie L Wigley
State of Tennessee Notary Public
Rutherford County

File No. 20160319