BILL GARRETT, Davidson County
Trans:T20160053458 DEEDWARR
Recvd: 06/23/16 09:21 2 pgs
Fees:13.00 Taxes:924.63
20160623-0063952

Warranty Deed

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $249,900.00. Affiant Subscribed and sworn to before me, this the 17th day of June, 2016. Notary Public My commission expires: 8/16/19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Grimm, III Corinne Grimm	Volunteer Mtg.	
1312 Norvel Avenue	One Vantage Way	061-15-0-255.00
Nashville, TN 37216-2510	Nashville TN 37228	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL L. WHITWORTH UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID GRIMM, III, AN UNMARRIED MAN AND CORINNE GRIMM, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 fifteen feet and seven inches of Lot No. 56, the Westerly side, Lot No. 57, and twenty-five feet of the Easterly side of Lot No. 58 on the Plan of M. N. Young's Inglewood Annex, a Resubdivision of Lots 1-2-3 and 4 of Williams 31 Acre Tract, as of record in Plat Book 547, Page 197, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 together with the West portion of Lot No. 56 and the East portion of Lot No. 58 front 90 3/4 feet on the Southerly side of Norvell Avenue; the West side of the land herein conveyed runs back 124 feet more or less to the center of the North boundary line of Lot No. 91. The East side of said land runs back to a point in the North boundary line of Lot No. 93, 121 feet more or less, six inches East of the Northeast corner of Lot No. 92, making a total of 75 1/2 feet in the rear.

Being the same property conveyed to Rachel L. Whitworth by Quitclaim Deed from Jeffrey D. Whitworth of record in Instrument No. 20120404-0028694, Register's Office for Davidson County, Tennessee, dated April 03, 2012 and recorded on April 04, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1312 Norvel Avenue, Nashville, TN 37216-2510.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2016.

Rachel L Whitworth

Rachel L. Whitworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 17th day of June, 2016.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

