Davidson County	DEEDWARR
Recvd: 06/23/16 12:21	2 pgs
Fees:13.00 Taxes:455.10	
20160623-0064158	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

ERN-1603214

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

CG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2016

ACHall
Notary Public:

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stephanie M. Grinmanis	Movement Mtg	Parcel ID:
2919 Lawrence Court	541 Seahawk Circle	05312000900
Old Hickory, TN 37138	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andrew W. Agee and wife, Sandra L. Agee

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Stephanie M. Grinmanis , an unmarried woman

hereinafter called the GRANTEES, 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 the northeasterly part of Lot No. 16 of Block D, on the Map of Subdivision No. 3 of Life & Casualty Insurance Company Property at Old Hickory, Tennessee of record in Book 974, page 11 and a part of an unnumbered tract lying immediately northeast of said Subdivision, described together as follows:

Beginning at a point in the line between Lots Nos. 15 and 16 of said Block on said Plan, said point being 160 feet as measured along the line between said lots northeast from Hamblen Avenue; thence with the line between said lots and along said line extended and along the east line of the property conveyed to A.J. Davis and wife, by deed of record in Book 1450, Page 131, Register's Office for said County, northeasterly 180 feet to the margin of the right-of-way of the Tennessee Central Railroad; thence with the margin of the same southeasterly 60 feet to a point; thence southwesterly parallel to the first line, passing the common corner of Lots 16 and 17 at 165 feet continuing with the line between said lots, 15 feet, a total distance of 180 feet to a point in the line between lots 16 and 17 which is 160 feet as measured along said line between said lots from Hamblen Avenue; thence northwesterly parallel to Hamblen Avenue 60 feet to the point of beginning.

Being the same property conveyed to Andrew W. Agee and wife, Sandra L. Agee by deed from Mary Denton Agee and husband, Alton Agee and Ronald Walters and wife, Carolyn Denton Walters and Louise Denton Binkley, unmarried, of record in Instrument 20040519-0058705, said Register's Office, dated May 12, 2004.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 11, said Register's Office; (3) Sewer & Drainage Easement to Metro of record in Instrument 20130322-0028733, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2919 Lawrence Court, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 21st day of June, 2016.

Andrew W. Agee

Andrew W. Agee

Sandra L. Agee

Sandra L. Agee

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 Andrew W. Agee and Sandra L. Agee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

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