BILL GARRETT, Davidson County
Trans: T20160054864 DEEDWARR
Recvd: 06/28/16 09:38 2 pgs
Fees: 13.00 Taxes: 995.30
20160628-0065653

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $269,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of June, 2016.

NOTARY PUBLIC

My commission expires: 7-8-2019

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kyle E. Grasser	Same	08315005700
(NAME)	(NAME)	
255 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Anthony Samuel,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kyle E. Grasser, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of Fortland Park, Section 2, of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Anthony Samuel by deed from Brenda Campbell, of record in Instrument No. 20160302-0019737, Register's Office of Davidson County, Tennessee. Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 255 Riverside Drive, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of June, 2016.

Anthony Samuel

Anthony Samuel

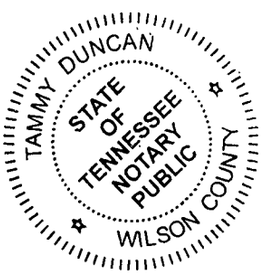
STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 10th day of June, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122