STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $261,000.00 (Two Hundred Sixty One Thousand)

AFFIANT

Subscribed to and sworn before me this 12th day of July, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/5/2016

(NOTARY SEAL)

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160060252 DEEDWARR
Recvd: 07/14/16 08:59 2 pgs
Fees:13.00 Taxes:965.70
20160714-0072073

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jared M. Tetuan 4684 Bull Run Road Ashland City, TN. 37015-9420	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	046-00-0-018.00

WARRANTY DEED

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, I/WE, **LISA DODGE GRAU AND HUSBAND, GARY RICHARD GRAU,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JARED TETUAN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 2 on the plan marked Exhibit "A" on the part of the lands of Elias Simpkins, Deceased, of record in Plat Book 2, Page 64, Chancery Court at Nashville, described according to a survey made by Ralph W. C. Lambert, March 31, 1961, as follows:

Beginning at a spike in the center of Bull Run Road, said spike lying North 57 degrees 30' East along the center of said road from the Easterly line of the property conveyed to E. R. Shockley & wife, by deed from Nella Elizabeth Bess, et al., as of record in Book 1637, Page 465, Register's Office for said county; thence North 18 degrees 30' West 520 feet to an iron axle; thence with a fence North 31 degrees 15' East 143 feet to an iron axle; thence North 87 degrees 18' East 200 feet to an iron axle; thence South 18 degrees 30' East 490 feet to a spike in the center of said road; thence with the center of said road South 57 degrees 10' West 312 feet to the beginning.

Being the same property conveyed to Lisa Dodge Grau and husband, Gary Richard Grau, as tenants by the entirety by Quitclaim deed from Lisa Dodge Grau of record in Instrument No. 20140609-0049929 Register's Office for Davidson County, Tennessee, dated June 05, 2014 and recorded on June 09, 2014.

Lisa Dodge Grau executes this instrument as Attorney-in-Fact on behalf of Gary Richard Grau, pursuant to the Power of Attorney recorded in Instrument No. 20160714-0072072 Register's Office for Davidson County, Tennessee.

Being also known as 4684 Bull Run Rd Ashland City, Tennessee 37015-9420.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 4684 BULL RUN ROAD ASHLAND CITY, TN 37015-9420

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016064248

WITNESS, this 12th day of July, 2016

Lisa Dodge Grau

Gary Richard Grau

By: Lisa Dodge Grau, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of July, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa Dodge Grau** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of July, 2016.

Notary Public

Commission Expires: My Commission Expires OCT. 18, 2016

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of July, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa Dodge Grau,** as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of Gary Richard Grau, and acknowledged that she executed the same as the free act and deed of the said Gary Richard Grau.

Witness my hand and official seal on this the 12th day of July, 2016.

Notary Public

Commission Expires: My Commission Expires OCT. 18, 2016

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.