THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078528** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2016. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Linda L. Arredondo Rodriguez 1312 CALVIN AVE Nashville TN 37206-2710	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08305032700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wendy Grisham, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linda L. Arredondo Rodriguez,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 54, Block "C" on the Plan of F. O. Beasley's Subdivision of Douglas Place, of record in Plan Book 2, Page 66, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wendy Grisham, unmarried by Warranty Deed from Ryan O. O'Doherty and Katherine D. O'Doherty, married, recorded on the 7th day of June, 2013 in Instrument No. 20130607-0058225, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of F. O. BEASLEY'S SUBDIVISION OF DOUGLAS PLACE, as recorded in Plat Book 2, Page(s) 66 (Chancery Court).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

BILL GARRETT, Davidson County
Trans:T20160067280 DEEDWARR
Recvd: 08/04/16 10:53 2 pgs
Fees:13.00 Taxes:1720.50
20160804-0080791

This is improved property located at 1312 CALVIN AVE Nashville TN 37206-2710

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2016.

Wendy Grisham by Jena Grace Davis, Attorney in fact

Wendy Grisham
By: Jena Grace Davis, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jena Grace Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Wendy Grisham, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of August 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018