Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160068241 DEEDWARR
Recvd: 08/08/16 11:00 2 pgs
Fees:13.00 Taxes:1221.00
20160808-0082060

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Grand 7 Development, LLC 1016 9th Ave N. Nashville, TN 37208	New Owner	105-01-0-592.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna W. Roe and Kenneth E. Schriver, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Grand 7 Development, LLC,** 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Revised Section Ninety-Eight Edgehill Estates of record in Plat Book 4860, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Alan Bubbus, unmarried by Warranty deed from Anna W. Roe and Kenneth E. Schriver, wife and husband of record in Instrument No. 20070629-0078108 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 29, 2007. (Value of consideration shown in aforementioned deed $158,250.00.) Being also known as 1307 Grand Avenue Nashville, Tennessee 372122423.

This property is improved property known as **1307 Grand Avenue, Nashville, TN, 37212-2423.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 4860, Page 54; (3) Restrictions of record in Book 6351, Page 26, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Charter for Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624; (5) Subject to all matters set forth per document of record in Book 7193, Page 149; (6) Restrictions of record as Instrument Number 20070629-0078108, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; in the Register's Office for Davidson County, Tennessee

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 27th day of July, 2016.

Anna W Roe, by Kenneth E. Schriver, her Attorney in fact

Anna W. Roe, by Kenneth E. Schriver, her Attorney in fact

Kenneth E. Schriver

Kenneth E. Schriver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Kenneth E. Schriver**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Anna W. Roe** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Anna W. Roe,** and appearing of record in Instrument No 20160808-0082059, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 27th day of July, 2016.

Erin Kirouac
Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 8-5-18

FILE NO: 2016064547