THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Margaret F Grover
Affiant

Subscribed and sworn to before me, this the 25 day of August, 2016.

Notary Public

My Commission Expires: 4-28-19

BILL GARRETT, Davidson County
Trans:T20160075612 DEEDWARR
Recvd: 08/30/16 10:57 2 pgs
Fees:13.00 Taxes:814.00
20160830-0090642

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Margaret F. Grover 532 Bellevue Road North Nashville, TN 37221	Waterstone Mortgage Corporation N25 W23255 Paul Road Pewaukee, WI 53072	14215008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James A. Full and Elizabeth Full, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Margaret F. Grover, 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 Lot No. 17, on the Plan of Westward Winds, of record in Book 3700, Page 32, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Full by Warranty Deed from Nancy Settle, recorded on the 10th day of July, 2007 in Instrument No. 20070710-0082120, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: 532 Bellevue Road North, Nashville, TN 37221

Elizabeth Full joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise

This conveyance is made subject to (1. Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; (2. all applicable zoning ordinances; (3. utility, sewer, drainage and other easements of record; (4. all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5. building restrictions, and (6. other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of August, 2016.

James A. Full

Elizabeth Full

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James A. Full and Elizabeth Full,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of August, 2016.

Notary Public

My Commission expires: 4-28-19

