THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 08/30/16 15:33 3 pgs
Fees:18.00 Taxes:2275.50
20160830-0091020

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
John Prine, Trustee, and Fiona Whelan Prine, Trustee 51a monroe st. Nashville, TN 37208	Same	082-09-0-063.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Groteluеschen, unmarried, by her Attorney In Fact, Maggie Kuhlman,** has this day bargained and sold, and does hereby transfer and convey unto the said **John Prine, Trustee of The John Prine Family Trust U/A 5/27/2008 as amended and restated and Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust U/A 5/27/2008, as amended**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 21, on the Map of McGavock's Homestead Addition, of record in Book 57, Page 9, said Register's Office.

Said part of said lot fronts 35.8 feet on the north side of Monroe Street and runs back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to SARAH GROTELUESCHEN, UNMARRIED by deed from NANCY B. HARDAWAY, UNMARRIED of record in Instrument No. 20050303-0023374, dated February 25, 2005, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $615,000.00.
Subscribed and sworn to before me,
this 29th of August, 2016.
My Commission Expires: 1-8-19

Affiant

Notary Public

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

This is improved property located at 512 Monroe Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am the lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 29 day of August, 2016.

Sarah Grotelueschen by her Attorney in fact
Maggie Kuhlman

SARAH GROTELUESCHEN BY MAGGIE KUHLMAN, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, Maggie Kuhlman, Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is authorized to execute this instrument on behalf of Sarah Grotelueschen as her Attorney-in-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of August, 2016.

Notary Public

My Commission Expires: 01/11/2017

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY
SUMNER COUNTY

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

