BILL GARRETT, Davidson County
Trans:T20160080855 DEEDWARR
Recvd: 09/15/16 10:49 2 pgs
Fees:13.00 Taxes:1572.50
20160915-0097014

WARRANTY DEED

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

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

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susanne P. Gross Lloyd P. Gross	Farmington Mortgage, a Division of Capstar Bank	**Map 104-10-0 Parcel 068.00**
317 Chesterfield Avenue	2002 Richard Jones Rd.	
Nashville, TN 37212	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Janet H. Matthews, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susanne P. Gross and Lloyd P. Gross, wife and husband

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 part of Lot 29, on the Plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, Pages 124 & 125, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the West margin of Chesterfield Avenue, said point being the common front corners of said Lot 29 and Lot 30, thence along the common line to a point in the line of State of Tennessee, thence along the common line of said Lot 29 and State of Tennessee, a total of 60.70 feet to a point, thence along the common line of said Lot 29 and Lot 28, easterly 118.6 feet to a point in the westerly margin of Chesterfield Avenue, thence with said margin, southerly 60 feet to the point of beginning.

Being all of the same property conveyed to Robert T. Matthews and wife, Janet K. Harkness by Deed dated May 15, 1992 from Andrew L. May and wife, Nancy J. Brown, of record in Book 8629, Page 414, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 12D-3251, Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Janet H. Matthews by Quitclaim Deed dated September 15, 2014 from Robert T. Matthews, of record in Instrument No. 20140923-0087128, said Register's Office.

Janet K. Harkness being one and the same person as Janet H. Matthews.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Pages 124 & 125, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) A permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers as set out in the Deed to the State of Tennessee, of record in Book 4735, Page 996, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **317 Chesterfield Avenue, Nashville, TN 37212**

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 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. 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/our hand(s) this **12th** day of **September, 2016.**

Janet H. Matthews

Janet H. Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Janet H. Matthews,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **September, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017