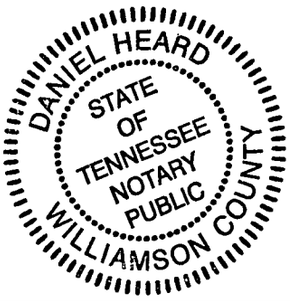
WARRANTY DEED

File #16364



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-4-2020

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160081463 DEEDWARR
Recvd: 09/16/16 13:52 2 pgs
Fees:13.00 Taxes:832.50

20160916-0097700

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Marie Grissim	Same	-155-00-0-083.00
(NAME) 78-7030 Alii Drive Apt 301	(NAME)	
(ADDRESS) Kailua Kona, HI 96740	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ronald C. Garland, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean Marie Grissim, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
A tract of land in the 9th Civil District of Davidson County, Tennessee, being a part of Tract No. 3 of the J.H. Wright Belleview Farm, described according to a survey made by Blanchard and Parrish, Surveyors, September 29, 1938, as follows:

Beginning at a point in the center of Harding Road, said point being approximately one-third of a mile east of the intersection of Highway No. 100 and said Harding Road; thence North 54 deg. 26' West 360.3 feet to an iron pin; thence South 80 deg. 10' West 84.6 feet to a stake; thence South 45 deg. 20' East 397 feet to the center of Harding Road; thence along the center of Harding Road North 48 deg. 43' East 125.15 feet to the point of beginning, containing 0.81 of an acre, more or less.

Tract II:
Land in the Ninth Civil District of Davidson County, Tennessee, beginning at a stake in the center of Harding Road, Cora McPherson's Northeast corner running thence with said Cora McPherson's line North 54 deg. 26' West 360.3 feet to a stake; thence North 80 deg. 10' East 23 feet to a stake; thence South 54 deg. 26' East 350 feet to a stake in the center of the Harding Road; thence with the center of the road; North 80 deg. 10' East 16 1/2 feet to the beginning, containing 22.52 square rods, more or less.

Being the same property conveyed to Ronald C. Garland, an unmarried man by Warranty deed from R. Scott Chaffin and wife, Melissa P. Chaffin of record in Instrument No. 20050207-0014045 Register's Office for Davidson County, Tennessee, dated February 2, 2005 and recorded on February 7, 2005. This property is not the homestead or current residence of the grantor's spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 7816 Old Harding Pike, Nashville,, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 13th day of September, 2016.

Ronald C. Garland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ronald C. Garland, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that
he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2016.

My commission expires: 8-4-2020

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027