WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/16 08:23 3 pgs
Fees:18.00 Taxes:717.80
20161006-0105547

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/31/2020

(AFFIX SEAL)

Holly M. Phillips
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trent A. Grubaugh	Trent A. Grubaugh	150-02-0-292.00
(NAME)	(NAME)	
904 High Rigger Court	904 High Rigger Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patsy Hood Pavliska and husband, Gary Pavliska**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Trent A. Grubaugh, an unmarried man**, hereinafter called the GRANTEE(S), 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. 113 on the Plan of Revised Section Two, Harbor Gate, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vanessa Tidwell, an unmarried woman by Warranty Deed dated 12/21/2012 from Wendy M. Van Sickle, unmarried of record in Instrument 201212260118638, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patsy Hood Pavliska by Warranty Deed dated 05/27/2016 from Vanessa Tidwell, an Unmarried woman of record in Instrument 201605310054306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) All matters as set forth on plat of record in Plat Book 6250, Page 33, said Register's Office; (2) Restrictive Covenants of record in Book 6366, Page 494, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 904 High Rigger Court, Nashville, TN 37217
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 3rd day of October, 2016.

Patsy Hood Pavliska

Gary Pavliska by Patsy Hood Pavliska as attorney-in-fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patsy Hood Pavliska ~~and Gary Pavliska~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of October, 2016.

Notary Public
My Commission Expires: 3/31/2020

Holly M Phillips
State of Tennessee Notary Public
Rutherford County

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned Notary Public in and for the County and State aforementioned, the within named Patsy Hood Pavliska, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Gary Pavliska, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument 20161006-0105546, Register's Office of Davidson County, Tennessee.

Witness my and and Official seal this 3rd day of October, 2016.

Notary Public
My Commission Expires: 3/31/2020

Holly M Phillips
State of Tennessee Notary Public
Rutherford County

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Holly M. Phillips, do hereby make 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.

Attorney or Custodian

Memorial Title, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Holly M. Phillips, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: March 18, 2019