This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
775490 292-00054
Lacie Garlinski

Davidson County DEEDWARR
Recvd: 11/02/16 11:39 3 pgs
Fees:18.00 Taxes:1220.63
20161102-0115858

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	map / Parcel
Michael W. Chow and Kaitlyn Raeann Chow	Pinnacle Bank	173090A462.00CO
8694 Gauphin Place	150 3rd Ave South Ste 900	
Nashville, TN 37211	Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James Thomas Grignon and Leah Jean Grignon, husband and wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **Michael W. Chow and Kaitlyn Raeann Chow, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE

COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $329,900.00.

Affiant

Subscribed and sworn to before me this the 31 day of October, 2016.

Notary Public

My commission expires: 5/27/2019

(Affix Seal)

State of Tennessee Notary Public Amelia Swanson Williamson County

This is unimproved ( ), known as 8694 Gauphin Place, Nashville, TN 37211
improved (✓)

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 we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our 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 our hand this 30 day of September, _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x _____
James Thomas Grignon

x Leah Jean Grignon
Leah Jean Grignon

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Melissa Lambert, a Notary Public in and for said County and State, James Thomas Grignon, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

✓ Melissa Lambert
Notary Public
My Commission Expires: ✓

(This area for official notarial seal)

MELISSA LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF
COUNTY OF

Personally appeared before me, Melissa Lambert, a Notary Public in and for said County and State, Leah Jean Grignon, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

✓ Melissa Lambert
Notary Public
My Commission Expires: ✓

(This area for official notarial seal)

MELISSA LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Lenox Village, Phase 6, of record in Instrument Number 20050112-0004530 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

For information purposes only:

Map/Parcel ID Number: 173-09-0A-462.00CO

BEING the same property conveyed to James Thomas Grignon and Leah Jean Grignon, husband and wife by Warranty Deed from Adam Craft and wife, Dana Craft (formerly known as Dana Scott), dated May 31, 2013, recorded June 24, 2013, as Document No. 20130624-0064538, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON