WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102381 DEEDWARR
Recvd: 11/18/16 14:22 2 pgs
Fees:13.00 Taxes:684.50
20161118-0122057

File No. TE0002393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacy Grizzard	NEW OWNER	08504000400
(NAME)	(NAME)	
2031 Eversong Ln		
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076		
(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, **Nancy Brown, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lacy Grizzard,** a married woman, HEREINAFTER CALLED THE GRANTEE, 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 Lot 39, Section One, Stones River Estates Subdivision, as shown on plat of record in Plat Book 2900, Page 139, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Nancy Brown, unmarried by Quitclaim Deed from G. Phil Howard and wife, Sharon Howard, recorded on the 10th day of November, 2010, in Instrument No. 20101110-0090239, in Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Nancy Brown, unmarried, G. Phil Howard, married, and Sharon Howard, married, as joint tenants with full right of survivorship, by Deed from Bruce R. Gill and wife, Susan F. Gill, Trustee U/A/D of the Gill Join Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto, dated 7/19/2007, recorded 7/27/2007, and appearing of record at Instrument No. 20070727-0089544, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2031 Eversong Ln, Hermitage, TN 37076

(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 16th day of November, 2016.

Nancy Brown

Nancy Brown

STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF ST. TAMMANY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy Brown, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of November, 2016.

Kayren Harris

Notary Public

My commission expires: AT DEATH

KAYREN HARRIS
Notary Public - No. 23013
State of Louisiana
My Commission is for Life

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

