NEW OWNER:
TIFFANY D. GRANT
3054 JENRY DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
CHURCHILL MORTGAGE CORPORATION
761 OLD HICKORY BLVD SUITE 400
BRENTWOOD, TN 37027

Map & Parcel
085110044.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1721

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160106829 DEEDWARR
Recvd: 12/05/16 15:10 3 pgs
Fees:18.00 Taxes:704.85
20161205-0127511

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety Thousand Five Hundred and 00/100 Dollars ($190,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **J. TROY GRANT and wife, CHRISTY L. GRANT** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **TIFFANY D. GRANT, single woman**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land situated, lying and being in Davidson County, Tennessee, and being known and designated as all of Lot No. 83, on the Plan of Stanford Country Club Estates, Section 3, as shown on the plat of the same of record in Plat Book 2900, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Troy Grant and wife, Christy L. Grant by Warranty Deed from Amy Dalley and husband, Stacy Jack Sizemore, dated November 15, 2007, and of record in Instrument No. 20071121-0136141, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3054 JENRY DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 67, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of December, 2016.

J. TROY GRANT

CHRISTY L. GRANT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **J. TROY GRANT and CHRISTY L. GRANT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of December, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$190,500.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018