BILL GARRETT, Davidson County
Trans:T20170000698 DEEDWARR
Recvd: 01/04/17 11:52 2 pgs
Fees:13.00 Taxes:1071.89
20170104-0000807

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $289,700.00 Affiant Subscribed and sworn to before me, this 8th day of December, 2016. Notary Public My commission expires: 9-19-18

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine E. Whitmore	**New Owner**	**Map/Parcel: 104-15-0-465.00**
2621 Westwood Avenue		
Nashville, TN 37212		

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert B. Grant, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine E. Whitmore

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2-B on the Plan of Zone Lot Division of Lots 1 and 2 of Re-subdivision of Part of Lot 21 Bel-Air Subdivision, as of record in Plat Book 6200, Page 87; amended in Book 6250, Page 519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

x

Being the same property conveyed to Robert B. Grant, unmarried, by Warranty Deed, from James M. Kinsey, unmarried, dated August 28, 2006, of record in Instrument No. 20060831-0107886, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6200, Page 87, amended in Book 6250, Page 519 Register's Office for ~~WILLIAMSON~~ Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2621 Westwood Avenue, Nashville, TN 37212.

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 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/our hand(s) this 8th day of December, 2016.

x _____
Robert B. Grant

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, a Notary Public of said County and State, Robert B. Grant, unmarried, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2016.

_____
Notary Public

My Commission Expires: Nov 12, 2018

RICHARD L. SCHOFF
Notary Public, State of Texas
My Commission expires
November 12, 2018
ID # 12438937-6

File #: 160721SH
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027