WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006369 DEEDWARR
Recvd: 01/23/17 13:24 2 pgs
Fees:13.00 Taxes:1233.95
20170123-0007171

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lucas Chaney Dreher and Kallie Kay Dreher	NEW OWNER	083 14 0 211.00
(NAME)	(NAME)	
1810 Fatherland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Three Thousand Five Hundred And No/100 Dollars ($333,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christi Granstaff, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lucas Chaney Dreher and Kallie Kay Dreher, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly five (5.0) feet of Lot No. 12 and the easterly 45.0 feet of lot No. 13 in the Subdivision of Priest's Home Place, a plan of which is recorded in Plan Book 161, Page 102, of the Register's Office for Davidson County, Tennessee.

Said parts of said lots together front 50.0 feet on the southerly side of Fatherland Street and run back southwardly between parallel lines, parallel with and at a distance of 110.0 feet from the westerly margin of 19th Street 150.0 feet to an alley.

Being the same property conveyed to Christi Granstaff, an unmarried woman by Warranty Deed from Jodie Ann Bell, married and Thomas S. Bell, and wife, Robin L. Bell dated August 15, 2003 and recorded August 21, 2003 as Instrument No. 200308210121642, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-170034SSO

unimproved ☐
This is improved ☒ property, known as 1810 Fatherland Street, Nashville, TN 37206

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, has 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 our hands this the 19th day of January, 2017

Christi Granstaff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christi Granstaff, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-170034SSO