BILL GARRETT, Davidson County
Trans:T20170009213 DEEDWARR
Recvd: 01/31/17 15:27 2 pgs
Fees:13.00 Taxes:1872.20
20170131-0010438

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $506,000.00.

Affiant

Subscribed and sworn to before ~~me~~, this the 31st day of January, 2017.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachary T. Grambos Michelle C. Grambos		
1811 Forrest Ave.	NEW OWNERS	083-10-0B-001.00-CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILIP H. GARROTT AND KIMBERLY K. GARROTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY T. GRAMBOS AND MICHELLE C. GRAMBOS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, TN, described as Unit A of 1811/1813 Forrest Avenue Townhomes, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "A" to the Master Deed of record in Instrument No. 20070712-0082822, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1811/1813 Forrest Avenue Townhomes, Condominium Apartments contained in the Master Deed, as shown and described in Master Deed recorded in Instrument No. 20070712-0082822, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to J. Carlton Drumwright Trustee by Quitclaim Deed from Philip H. Garrott and Kimberly K. Garrott (formerly known as Kimberly K. Paler) of record in Instrument No. 20130702-0068266, Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on July 02, 2013 and within the same deed the said J. Carlton Drumwright, Trustee conveyed his interest in the subject property to Philip H. Garrott and wife, Kimberly K. Garrott.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1811 Forrest Ave., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2017.

Philip H. Garrott

Kimberly K. Garrott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip H. Garrott and Kimberly K. Garrott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public