Davidson County DEEDWARR Recvd: 02/08/17 16:01 3 pgs Fees:18.00 Taxes:1424.50 **20170208-0013438**

WARRANTY DEED

NICOLE YURJEVICH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

P-BR-17-2716

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/29/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin C. Grace and Linda A. Grace	Movement Mortgage LLC	
(NAME) **2716 Bluefield Avenue**	(NAME) 841 Seahawk Circle	**096-01-0-095.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDY LEE GRACE AND TED CRAIG, TRUSTEES OF THE JUDY LEE GRACE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN C. GRACE, AN UNMARRIED MAN, AND LINDA A. GRACE, A MARRIED WOMAN NOT JOINED BY HER SPOUSE AS THIS PROPERTY IS NOT THEIR HOMESTEAD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 in Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney Farm, Third District, the Plan of record in Book 843, page 16, of the Register's Office for said County.

Said Lot No. 18 fronts 100 feet on the North side of Bluefield Avenue and runs back in a Northerly direction between lines 358.5 feet on its Westerly line and 304.8 feet on its Easterly line to a line, which line is angular in shape and measures 127.2 feet on the rear line.

Being the same property conveyed to Judy Lee Grace and Ted Craig, Trustees of the Judy Lee Grace Living Trust by Warranty deed from Nancy D. Donovan, unmarried of record in Instrument No. 20150918-0095281 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 18, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 843, Page 16;
- Restrictions of record in Book 737, Page 258;
- Easement of record in Book 6226, Page 197;
- Easement of record in Book 6226, Page 200;
- Avigation Easement and Contract of record in Book 9377, Page 504;
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2716 Bluefield Avenue, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF FEBRUARY, 2017.

Judy Lee Grace and Ted Craig, Trustees of the Judy Lee Grace Living Trust

By: Judy Lee Grace, Trustee by Ryan Lux, attorney in fact
Judy Lee Grace, Trustee by Ryan Lux, Attorney-In-Fact

By: Ted Craig, Trustee by Ryan Lux attorney in fact
Ted Craig, Trustee by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN LUX, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUDY LEE GRACE AND TED CRAIG, TRUSTEES OF THE JUDY LEE GRACE LIVING TRUST, and who acknowledged he/she/they executed the same as the free act and deed of the said JUDY LEE GRACE AND TED CRAIG, TRUSTEES OF THE JUDY LEE GRACE LIVING TRUST.

Witness my hand and official seal, this the 8th of February, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

