THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

M176179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2017.

Notary Public

My Commission Expires: 3/8/2020

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170031780 DEEDWARR
Recvd: 04/17/17 11:32 2 pgs
Fees:13.00 Taxes:203.50
20170417-0036851

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phillip H. Grace Keisha D. Grace 1746 Wrencrest Drive Mt. Juliet, TN 37122	New Owner	094-08-0-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wohali Group, LLC a Tennessee limited liability company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phillip H Grace and Keisha D Grace, 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 Lot No. 56 on the plan of Clover Nook Subdivision, as shown on Plat of record in Plat Book 2900, Pages 51-52 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description and location of said lot.

Being part of the same property conveyed to Ridgelawn Homes, Inc. by Warranty Deed C.C. Adams and James E. Adams, dated October 12, 1964, of record in Book 3821, Page 132, in the Register's Office for Davidson County, Tennessee. Pursuant to Decree recorded in Book 4837, Page 948, in the Register's Office for Davidson County, Tennessee (Irene Holmans Adams vs Clarence Clifford Adams, Civil Action No. 7443 in the Circuit Court of Williamson County, Tennessee at Franklin), property standing in the name of Ridgelawn Home, Inc. was divested from company, and vested in Irene H. Adams. Irene H. Adams died intestate on April 12, 1996. Subject property having been conveyed by Administratrix's Quitclaim Deed from Sandra Y. Trail, Administratrix to Bryan Russell Rooney, an unmarried person, a one-third (1/3) undivided interest; Michael Scott Adams, an unmarried person, a one-third (1/3) undivided interest; and James Courtney Adams, an unmarried person, a one-third (1/3) undivided interest, all as tenants in common, dated May 16, 2000, recorded in Instrument Number 200005180050056, in the Register's Office for Davidson County, Tennessee.

According to The State of Tennessee in its own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County, Tennessee vs Delinquent Taxpayers as shown on the 1999 Real Property Tax Records of the Metropolitan Government of Nashville and Davidson County, Tennessee, Civil Action No. 01-747-11 in the Chancery Court of Davidson County, Tennessee), subject property was divested out of Rooney, Bryan R. & Adams, Michael S. et al and conveyed to James E. Brown & Peony P. Brown, pursuant to Final Decree Confirming Sale recorded in Instrument Number 20020110-0004071, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wohali Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from James E. Brown and Peony P. Brown, dated September 28, 2016, of record in Instrument Number 20160929-0102977, in the Register's Office for Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: 243 Hickorydale Drive, Nashville, TN 37210

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2017.

Wohali Group, LLC
a Tennessee limited liability company
By: _____
Dustin M. Winfree, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dustin M. Winfree, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Member of Wohali Group, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Wohali Group, LLC, by the said Dustin M. Winfree as its Member.

WITNESS my hand and seal at office this 14th day of April, 2017.

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 3/8/2021