WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037182 DEEDWARR
Recvd: 05/03/17 09:08 2 pgs
Fees:13.00 Taxes:888.00
20170503-0043357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL 2017.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin & Lauren Grochow	new owner	**91-10-151.00**
(NAME)	(NAME)	
5806 Robertson Avenue	24691 Ashland Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Laguna Hills, CA 92653	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **PAUL TIMOTHY KYNE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN GROCHOW AND LAUREN GROCHOW, 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:

J. E.

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Subdivision of Lot Nos. 39 and 40 in the Division of the B.F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Said Lot No. 4 fronts 50 feet on the northerly side of Robertson Street and runs back between parallel lines 150 feet to an alley.

Being the same property Paul Timothy Kyne, an unmarried man, by Warranty Deed from Suzette Mimms, Tina Martin, and Randall Mimms, executed February 19, 2016, recorded February 22, 2016, of record in Instrument Number 20160222-0016731, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **5806 Robertson Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 332, page 41. said Register's Office.

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. 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 hand this 28th day of April 2017.

Paul Timothy Kyne

ACKNOWLEDGMENT

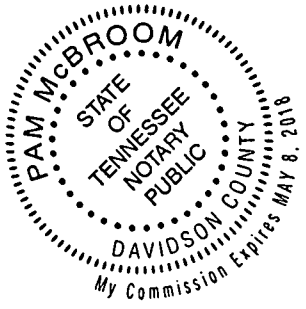
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Paul Timothy Kyne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of April 2017.

Commission expires:



Notary Public