BILL GARRETT, Davidson County
Trans:T20170049595 DEEDWARR
Recvd: 06/09/17 15:28 2 pgs
Fees:13.00 Taxes:1128.50
20170609-0058271

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me this 5th day of June, 2017.

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Notary Public
My Commission Expires: 7/3/2017

17-0228

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Alexandra Gronlund | Same as New Owner | |
| 591 Hill Creek Drive | | 147-14-0149.00 |
| Nashville, TN 37211 | | |

## WARRANTY DEED

For and in 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,

**Denise M. Carr, a widowed person,**

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

**Alexandra Gronlund, an unmarried woman,**

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 419 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, and amended in Book 3822, Page 71, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 419 fronts 86.9 feet on the broken Westerly margin of Hill Creek Drive and 148.9 feet on the South line to a dead line in the rear, measuring 91.6 feet thereon.**

**Being the same property conveyed to Clyde D. Carr and spouse, Denise M. Carr by Warranty Deed dated May 29, 1996 from Joseph J. Blank, Jr. and spouse, Mary D. Blank, recorded May 31, 1996 in Book 10068, page 231, Register's Office for Davidson County, Tennessee. The said Clyde D. Carr having since died, leaving Denise M. Carr as the surviving spouse and heir.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **591 Hill Creek Dr, Nashville, TN 37211.**

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, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 5th day of June, 2017.

Denise M. Carr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Denise M. Carr**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of June, 2017.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

My Commission Expires: 04/06/21

