WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Devane		05106004200
(NAME) 5543 Edmondson Pike Apt 77	(NAME) PINNACLE BANK 150 3rd Avenue Suite 900	
(ADDRESS) Nashville TN 37211	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170070069 DEEDWARR
Recvd: 08/14/17 09:16 2 pgs
Fees:13.00 Taxes:869.50
20170814-0082856

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KEN BRIAN GRISSOM, Executor of the Estate of Mary Grissom, aka Mary Louise Perry Grissom, deceased , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBECCA DEVANE, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Oakland Acres, Section 2, of record in Book 2133, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira F. Grissom and Wife, Mary Perry Grissom from Brandon Lewis and Wife, Mayme C. Lewis by Warranty Deed dated December 29, 1956 of record in Book 2860, Page 321, Register's Office for Davidson County, Tennessee. The said Ira F. Grissom having since died on November 8, 1983 leaving Mary Perry Grissom as the surviving tenant by the entirety. The said Mary Perry Grissom having since died on May 19, 2017. By the Last Will and Testament of the said Mary Frances Perry Grissom, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 17P968, the real property of the decedent was made a part of her probate estate under the Control of the Executor named therein.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF OAKLAND ACRES, SECTION 2, OF RECORD IN BOOK 2133, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING SUBJECT PROPERTY AND THOSE EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 1200 Acre Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of August, 2017.

Ken Brian Grissom, Executor of the
Estate of Mary Grissom, deceased

STATE OF TENNESSEE

COUNTY OF Davidson

*Executor of the Estate of Mary Grissom

On this 11th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ken Brian Grissom***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115