THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170813159** BILL GARRETT, Davidson County Trans:T20170077902 DEEDWARR Recvd: 09/06/17 10:27 2 pgs Fees:13.00 Taxes:2312.50 20170906-0091519	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00 Affiant Subscribed and sworn to before me, this5th day of September, 2017. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner: Jarrod Parker and Lauren Michele Medwed 1207 GRANDVIEW DR Nashville TN 37215-3025	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117160C00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tanner J Van Dell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jarrod Parker and Lauren Michele Medwed, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, Grandview Condominiums, as established under Master Deed of record in Instrument No. 20040310-0027438, as amended at Instrument No. 20050310-0026849, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tanner J. Van Dell by Warranty Deed from Janet R. Garner, recorded on the 20th day of June, 2014 in Instrument No. 20140620-0053984, in the Register's Office of Davidson County, Tennessee.

Selinda Van Dell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GRANDVIEW CONDOMINIUMS of record in Instrument No. 20040310-0027438 , as amended by instrument(s) of record in Instrument No. 20050310-0026849; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1207 GRANDVIEW DR Nashville TN 37215-3025

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of September, 2017.

Tanner J Van Dell

Selinda Van Dell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tanner J Van Dell and Selinda Van Dell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2017.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021