WARRANTY DEED

Bill Garrett Davidson County
Batch# 143 DEEDWARR
09/11/2017 12:46:45 PM 3 pgs
Fees: $18.00 Taxes: $1,011.95

20170911-0092881

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 8 DAY OF September, 2017

Notary Public

MY COMMISSION EXPIRES: 8-20-2019 (AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Ivette Melendez	New Owner	098100A1400CO
(NAME)	(NAME)	
6057 Hagars Grove Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 16th day of August, 2017, by and between **Robert C. Grant and Erin Grant, husband and wife,** party of the first part and **Rosa Ivette Melendez, a married woman,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Shelby, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 42 on the Plan of Phase One, Hagars Grove, of record in Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert C. Grant and Erin Grant, husband and wife by Warranty Deed from Adolph M. Berger, unmarried, dated May 30, 2014 and recorded June 18, 2014 of record in Instrument No. 20140618-0052925, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title:

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 6057 Hagars Grove Pass, Hermitage, TN 37076

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

E. Grant
ERIN GRANT

R Grant
ROBERT C. GRANT

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ERIN GRANT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of August, 2017

Commission expires:
2.9.2021

Karen Thornton
Notary Public

KAREN THORNTON
Notary Public, State at Large, KY
My commission expires Feb 9, 2021
Notary ID# 573212

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT C. GRANT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of August, 2017

Commission expires:
2.9.2021

Karen Thornton
Notary Public

KAREN THORNTON
Notary Public, State at Large, KY
My commission expires Feb 9, 2021
Notary ID# 573212

KAREN THORNTON NOTARY PUBLIC STATE AT-LARGE, KY

EXHIBIT B

All matters shown on the plat of record in Instrument No. 20040614-0069738, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Instrument No. 20040603-0065607 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Stormwater Detention recorded June 03, 2003 as Instrument No. 20030603-0075394 in the Register's Office for Davidson County, Tennessee.

Sanitary Sewers and Storm Drainage Easement recorded in Instrument No. 20030827-0124254 in the Register's Office of Davidson County, Tennessee.

Charter of Hagar's Grove Homeowners' Association, Recorded in Instrument No. 20040618-0072535 in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Hargar's Grove Homeowners' Association, Inc., Recorded in Instrument No. 20081230-0123440 in the Register's Office for Davidson County, Tennessee.