WARRANTY DEED

Bill Garrett Davidson County
Batch# 2202 **DEEDWARR**
09/19/2017 10:56:22 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20170919-0095776

W-BR-17-3424

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Teri C. Cindric	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	**098-13-0C-199.00-CO**
3424 Earhart Road	**4201 Marsh Lane**	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	**Carrollton, TX 75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON GRIZZARD AND WIFE, NOEL GRIZZARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERI C. CINDRIC, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Final Plat of The Meadows of Seven Points, Phase 5, Section 2 of record in Plat at Instrument No. 20061207-0151442, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackson Grizzard and wife, Noel Grizzard by Warranty Deed from Frank Batson Homes, Inc. of record in Instrument No. 20140616-0052081 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 16, 2014.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20061207-0151442, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11670, Page 822 and Book 11670, Page 837, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20000322-0028986, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Instrument Number 20090721-0068473, in the Register's Office for Davidson County, Tennessee.
- Access and Maintenance Easement of record in Book 11738, Page 776, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20131003-0103753, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140616-0052081 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3424 Earhart Road, Mount Juliet, Tennessee 37122**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF SEPTEMBER, 2017.

Jackson Grizzard

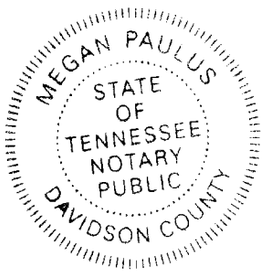
Noel Grizzard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKSON GRIZZARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2017.

Notary Public
My Commission Expires: 5/20/19
(SEAL)

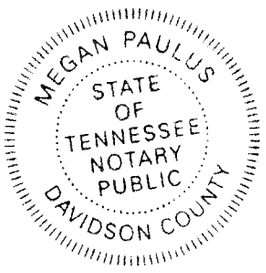


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOEL GRIZZARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2017.

Notary Public
My Commission Expires: 5/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212