Bill Garrett Davidson County
Batch# 40577 DEEDWARR
12/21/2017 02:55:58 PM 2 pgs
Fees: $13.00 Taxes: $947.20

20171221-0130258

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 2017.

Notary Public
MY COMMISSION EXPIRES: 3/6/18

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
LEE E. GIPSON	New Owner	09311OA/108.00 CO
(NAME)	(NAME)	
108 ACADEMY SQUARE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEGED, WE, MICHAEL S. GRUENEWALD AND DIANE M. GRUENEWALD, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE GIPSON, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF ACADEMY SQUARE, OF RECORD IN BOOK 5200, PAGE 614, 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 MICHAEL S. GRUENEWALD, UNMARRIED, BY WARRANTY DEED FROM KYLE BROWN, UNMARRIED,DATED MARCH 21, 2008 AND RECORDED ON MARCH 25, 2008 IN INSTRUMENT NO. 20080325-0029631, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL S. GRUENEWALD IS NOW MARRIED TO DIANE M. GRUENEWALD WHO JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN SAID PROPERTY.

This is improved property, known as 108 ACADEMY SQUARE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # RVR-17-108

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 19th day of Dec., 2017.

MICHAEL S. GRUENEWALD

DIANE M. GRUENEWALD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MICHAEL S. GRUENEWALD AND DIANE M. GRUENEWALD with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 19th day of Dec., 2017.

NOTARY PUBLIC
My commission expires: 9/25/19

