# WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-FSBO-17-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (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) |
|---|---|---|
| **Tim Netsch and Elizabeth Netsch** | **New Owner** | |
| (NAME) **2506 Essex Place** | | **143-06-0A-038.00-CO** |
| (ADDRESS) **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CI | |

Bill Garrett Davidson County
Batch# 42356 **DEEDWARR**
12/28/2017 10:35:28 AM 2 pgs
Fees: $13.00 Taxes: $292.30
20171228-0131818

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, **MICHAEL A. GRYLL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIM NETSCH AND ELIZABETH NETSCH, HUSBAND AND WIFE,** 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. 4 on the Plan of Harpeth Trace Estates, Phase II, a Planned Unit Development of record in Plat Book 5200, Page (s) 556 through 558, inclusive, 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 Michael A. Gryll by Quitclaim Deed from Gryll Properties, Inc., a Tennessee corporation of record in Instrument No. 20160311-0023288 Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on March 11, 2016.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page (s) 556 through 558, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5120, Page (s) 208 and 918, Book 5182, Page 767, Book 5178, Page 138, Book 5182, Page 769, Book 5380, Page 357, and Book 6094, Page 718, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5120, Page 199, and Book 6556, Page 693, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, and Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.
- Overpass Construction Agreement of record in Book 5102, Page 956, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, Page (s) 690 and 694, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 6407, Page 891, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 6407, Page 892, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station and Water Mains and Appurtenances of record in Book 5099, Page 783, in the Register's Office for Davidson County, Tennessee.

- Deed of Conveyance of record in Book 7026, Page 918 and re-recorded Book 7097, page 72, 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: **212 Harpeth Wood Drive, Nashville, Tennessee 37221**.

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 26th DAY OF DECEMBER, 2017.

Michael A. Gryll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. GRYLL, 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 26th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212