Boy 36

Bill Garrett Davidson County
Batch# 59090 DEEDWARR
02/14/2018 01:22:36 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20180214-0014611

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0084

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of February, 2018

Notary Public
Commission Expires: 5-8-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd Grinham 530 Annex Ave Nashville, TN 37209	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	090-12-0-174.00

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 ACKNOWLEDGED, I/WE,

Brenda Richardson and John Richardson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Grinham, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 138 on the Plan of Charlotte Park, Section II of record in Plat Book 2663, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 138 fronts 70 feet on the Easterly side of Annex Avenue and extends back between parallel lines in an Easterly direction 145.5 feet to a broken line in the rear on which it measures 70 feet.

Being the same property conveyed to Jerry C. Moorhead and wife, Brenda C. Moorhead by Warranty deed from Harold D. Rediker and wife, Linda L. Rediker of record in Book 4239, page 302, Register's Office for Davidson County, Tennessee, dated May 29, 1968 and recorded on May 31, 1968.
Jerry C. Moorhead having since died on 5/13/2008, leaving Brenda C. Moorhead as sole tenant by the entirety. Brenda C. Moorhead having since married and is now known as Brenda Richardson. John Richardson hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 530 Annex Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of February, 2018.

Brenda Richardson

Brenda Richardson

John Richardson

John Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Brenda Richardson and John Richardson

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 and official seal at Brentwood, Tennessee this 12th day of February, 2018.

CAROL T BAKER
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

Notary Public

My Commission Expires: 3/31/21

(Notary Seal)