(1)

Bill Garrett Davidson County
Batch# 59860 **DEEDWARR**
02/16/2018 10:31:36 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180216-0015216

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Kristen Michelle Grisham
Affiant

Subscribed and sworn to before me, this 15th day of February, 2018.

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Ryan Grisham 5332 Anchorage Drive Nashville, TN 37220	F & M Bank 10 Cadillac Way Ste. 100 Brentwood, TN 37027	160-03-0084.00

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, I/we, **Frank P. Grisham, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James Ryan Grisham and Kristen Michelle Grisham, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 231 on the plan of Haileywood Estates, Section 8-A, as of record in Book 2854, Page 82, Register's Office for said County, described as follows:

Beginning at a point in the Southwesterly margin of Anchorage Drive, common corner of Lots Nos. 231 and 232; thence with the margin of said drive, Southeasterly 87.2 feet to a point; thence around a curve 36.1 feet to a point in the Northwesterly margin of a 50 foot unnamed road; thence North 46 degrees 29' West 191.2 feet to the common rear corner of Lots Nos. 231 and 232; thence with the line between said two lots, Northeasterly 253.2 feet to the point of beginning.

Being the same property conveyed to Frank P. Grisham and wife, Louise F. Grisham by Warranty deed from Jessie Nell Bryan, a widow of record in Book 3764, page 551, Register's Office for Davidson County, Tennessee, dated May 25, 1964 and recorded on May 26, 1964. The said Louise F. Grisham having since died July 15, 2004, vesting fee simple title onto the husband Frank P. Grisham as surviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5332 Anchorage Drive, Nashville, Tennessee 37220

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 do 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 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 hand this 15th day of February, 2018.

Frank P. Grisham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Frank P. Grisham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of February, 2018.

Notary Public

My Commission Expires: 6/22/20

