This Instrument Prepared By:
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Bill Garrett Davidson County
Batch# 72770 DEEDWARR
03/23/2018 03:05:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180323-0027738

New Owner:	Send Tax Bill:	Tax Parcel ID No.
Deborah M. Taber and James A. Grimenstein 2816 Ennis Road Nashville, Tennessee 37210	Deborah M. Taber and James A. Grimenstein 2816 Ennis Road Nashville, Tennessee 37210	11911008300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Deborah M. Taber
AFFIANT

Sworn to and subscribed before me this 14th day of November, 2017.

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-27-2020

Notary Public

My Commission Expires: 7/27/2020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, DEBORAH TABER, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DEBORAH MCCAGHREN TABER and JAMES ALBERT GRIMENSTEIN, wife and husband, as tenants by the entireties.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HAND this 29th day of NOVEMBER, 2017.

By: Deborah M. Taber
DEBORAH TABER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Taber, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Franklin, Tennessee, this 29th day of NOVEMBER, 2017.

Kailyn Weiss
NOTARY PUBLIC

My Commission Expires: 7/27/2020

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-27-2020

Exhibit A

Property Description

Said property is described to wit:

Being Lot 92, Plan of Mashburn Heights, of record in Book 1835, Page 1 Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed by Warranty Deed from Laurie A. Sparks, unmarried, and Jeremy Sparks, unmarried to Deborah Taber, as recorded on the 2nd day of November, 2016 in Instrument No. 20161102-0115954; Quitclaim Deed from Laurie A. Sparks, unmarried to Laurie A. Sparks, unmarried, and Jeremy Sparks, unmarried as recorded on the 18th day of April, 2013 in Instrument No. 20130418-0038717; Quit Claim Deed from Timothy J. Sparks to Laurie A. Sparks, unmarried as recorded on the 14th day of March, 2005 in Instrument No. 20050314-0027608 and Warranty Deed from Kenneth M. Spann and Betty J. Spann to Timothy J. Sparks and wife, Laurie A. Sparks as recorded on the 27th day of August, 1997 in Deed Book 10583, Page 350, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Mashburn Heights, as recorded in Plat Book 1835, Page(s) 1.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2816 Ennis Road, Nashville, Tennessee 37210.