WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

O-BM-18-1014

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)
Jeffrey Alan Grissom and Natalie Grissom	**New Owner**	
(NAME)	Bill Garrett Davidson County DEEDWARR Batch# 77024 2 pgs 04/06/2018 02:51:49 PM Fees: $13.00 Taxes: $925.00 20180406-0032748	**083-05-0-069.00**
1610 Cedar Lane		
(ADDRESS)		
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KELLY VADEN, ADMINISTRATOR OF THE ESTATE OF WILLIAM H. VADEN, SR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY ALAN GRISSOM AND NATALIE GRISSOM, 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. 8 in Block E on the Plan of East Wood Addition of record in Plat Book 332, Page 63, 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. 8 fronts 50 feet on the South side of Chicamauga Avenue, and extends back Southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to William H. Vaden, Sr. by Quitclaim deed from Harold Smith of record in Book 10784, page 846, Register's Office for Davidson County, Tennessee, dated January 29, 1998 and recorded on February 5, 1998. William H. Vaden, Sr. having since died November 30, 2016. Said Property being subject to Order Approving Sale of Real Property under the said William H. Vaden, Sr. Estate, Case No. 17P1055, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, subject to the control of the Administrator, Kelly Vaden.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, 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: **1014 Chicamauga Avenue, Nashville, Tennessee 37206**.

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 23rd DAY OF MARCH, 2018.

The Estate of William H. Vaden, Sr.

BY: Kelly Vaden

Kelly Vaden
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY VADEN, ADMINISTRATOR of the THE ESTATE OF WILLIAM H. VADEN, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of March, 2018.

Notary Public
My Commission Expires: 8/26/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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