Bill Garrett Davidson County
Batch# 82703 DEEDWARR
04/19/2018 09:37:40 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20180419-0036882

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
797637 6160-007012
Melissa Artuso

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kelley Frank Ryan Gram	NAME: Mortgage Investors Group
STREET ADDRESS: 715 Groves Park Rd Nashville, TN 37206	STREET ADDRESS: 8320 East Walker Springs Ln. ~~Suite 200~~ Knoxville, TN 37923
MAP & PARCEL NO.: 083-07-0P-001.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Emily Audette, now known as Emily A. Drews and Christopher P. Drews, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kelley Frank, an unmarried woman and Ryan Gram, an unmarried man,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit A

This is improved property known as: 715 Groves Park Rd, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 2nd day of March, 2018.

X _____
Emily Audette, now known as Emily A. Drews

X _____
Christopher P. Drews

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Emily Audette, now known as Emily A. Drews, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I hereunder set my hand and official seal. March 2, 2018.

Tracy L. Umeda
Notary Public
My commission expires July 8, 2019

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christopher P. Drews, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I hereunder set my hand and official seal. March 2, 2018

Tracy L. Umeda
Notary Public
My commission expires July 8, 2019

STATE OF TENNESSEE

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 395,000.00 .

Subscribed and sworn to before me, this 18th day of April, 2018.

Affiant

My Commission Expires:
12/1/2020

Notary Public

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. A as shown as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 713 Groves Park, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20141230-0118853, amended as Instrument No. 20150709-0066654, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emily Audette, unmarried woman by Warranty deed from Cadence Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20150727-0073557 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 27, 2015.