(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00

Courtney K Grissom
Affiant

Subscribed and sworn to before me, this 4th day of May, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10/3/21

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY STACEY L. JERNIGAN

Bill Garrett Davidson County
Batch# 89069 DEEDWARR
05/07/2018 09:18:10 AM 2 pgs
Fees: $13.00 Taxes: $1,487.40

20180507-0043217

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

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney K. Grissom	Mortgage Investors Group	091-02-1C
(NAME)	(NAME)	(MAP)
6109 A New York Avenue	8320 E. Walker Springs Lane, 200	001.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Knoxville, TN 37923	
(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, I/we, Parthenon Real Estate LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Courtney K. Grissom and Andrew C. Grissom, wife and husband, 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 Davidson County, Tennessee, being Unit No. A of 6109 New York Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6109 New York Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150421-0035323, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6109 New York Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150421-0035323, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Parthenon Real Estate, LLC, a Tennessee limited liability company by Warranty Deed from 609 New York, LLC, a Tennessee limited liability company of record in Instrument No. 20151019-0105980 Register's Office for Davidson County, Tennessee.

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: 6109 A New York Avenue, Nashville, Tennessee 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 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/our hand(s) this 4th day of May, 2018.

Parthenon Real Estate LLC

By: Tonna Heath, Authorized Agent

Tonna Heath, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tonna Heath, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Authorized Agent of Parthenon Real Estate, LLC, the within named bargainor, a limited liability company, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Tonna Heath as such Authorized Agent.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of May, 2018.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

