Bill Garrett
Batch# 99785
06/04/2018 11:16:17 AM
Fees: $13.00 Taxes: $1,687.20
Davidson County
DEEDWARR
2 pgs
20180604-0052932

WARRANTY DEED

2018-1130

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of May, 2018.

Notary Public

(Affix Seal)
My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Henry Grumpo Marx 1113 Shelby Avenue Nashville, TN 37206	New Owner	083.13-0-214.00

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, **Rachel J. Hundley and Alexander K. Infantino**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Henry Grumpo Marx, a single Man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 183 on the Plan of East Edgefield of record in Plat Book 21, page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Jane Hundley and Alexander Keith Infantino, wife and husband, from Rachel Hundley, a married woman, by Quitclaim Deed dated May 31, 2013 and recorded June 13, 2013 in Instrument No. 201306130060660, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1113 Shelby Avenue, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of May, 2018

Rachel J. Hundley

Alexander K. Infantino

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Rachel J. Hundley and Alexander K. Infantino, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of May, 2018.

Notary Public
My Commission Expires: 3-30-2019

