Bill Garrett Davidson County
Batch# 104198 DEEDWARR
06/13/2018 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20180613-0056877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-16-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

File No.: 18-05-025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Stephen Grinder and Rebekah Joyce Mai Tran, husband and wife	F & M Bank	120-10-0-063.00
(NAME) 1267 School Lane	(NAME) 221 Indian Lake Blvd.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Three Thousand And No/100 Dollars ($273,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANNA M. KUREK AND ANDREW G. KUREK, WIFE AND HUSBAND, JAMES TALLEY, A MARRIED MAN WITH SUBJECT PROPERTY CONSTITUTING NO PART OF HIS HOMESTEAD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER S. GRINDER AND REBEKAH J. TRAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 78 on the Plan of Seven Oaks, Section No. 4 of record in Plat Book 2133, Page 105, 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 Anna Maren Minton, a unmarried woman and James Turner Talley, a married man by Warranty deed from William T. Fisher, Sr. and Dorothy Fisher, husband and wife of record in Instrument No. 20071029-0127049 Register's Office for Davidson County, Tennessee, dated

October 25, 2007 and recorded on October 29, 2007; and further

Being the same property conveyed to Anna M. Kurek, a married woman and James Talley, a married man with Subject Property Constituting no Part of his Homestead, as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Anna M. Kurek, formerly known as Anna Maren Minton, a married woman, who acquired title as an unmarried woman and joined by her spouse Andrew G. Kurek and James Talley, a married man of record in Instrument No. 20100122-0005757 Register's Office for Davidson County, Tennessee, dated December 22, 2010 and recorded on January 22, 2010; and further

Being the same property conveyed to Anna M. Kurek and Andrew G. Kurek, wife and husband, James Talley, a married man by Quitclaim deed from Anna M. Kurek, a married woman and James Talley, a married man of record in Instrument No. 20151002-0100298 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on October 02, 2015.
The herein described property is not now nor has ever been the primary residence of James Talley.

unimproved ☐
This is improved ☒ property, known as 1267 School Lane, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 12th day of June, 2018.

Anna M. Kurek

Andrew G. Kurek

James Talley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Anna M. Kurek and Andrew G. Kurek, wife and husband, James Talley, a married man with subject property constituting no part of his Homestead, as joint tenants with rights of durvivorship personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of June, 2018.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

