WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ Day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 07-18-0017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Danny Ward and Jennifer Ward	Danny Ward and Jennifer Ward	130-04-0-089.00
(NAME) 4205 Wallace Lane	(NAME) 4205 Wallace Lane	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANK GRACE, JR. AND KAROL F. GRACE, husband and wife (collectively, the "Grantors"), have bargained and sold, and by these presents do hereby transfer, grant and convey to DANNY WARD AND JENNIFER WARD, husband and wife (collectively the "Grantees"), their heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "Property"), to-wit:

Land in Davidson County, Tennessee, being the Northerly 134 feet of Lot No. 32 on the plan of Bellemeade Annex Subdivision, being Tracts D, E & F in George W. Blair's Subdivision of Lot No. 4 Henry Compton Estate, of record in Book 547, Page 66, Register's Office for said County.

Said portion of Lot No. 32 fronts 134.00 feet on the Westerly margin of Wallace Lane, formerly Young Avenue and extends back between parallel lines a distance of 300 feet to a line in the rear.

Being the same property conveyed to Frank Grace, Jr., and wife, Karol F. Grace, by Warranty Deed from Don Schmitzerle and wife, Sue Ann Schmitzerle, of record in Instrument No. 20010427-0042870, in the Register's Office of Davidson County, Tennessee, dated April 27, 2001 and recorded on April 27, 2001.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-NC-184205

Bill Garrett Davidson County
Batch# 127257 **DEEDWARR**
08/09/2018 03:52:44 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00

20180809-0078842

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "Permitted Exceptions"):

1. Real property taxes for the year 2018 and subsequent years;
2. All matters appearing on the plat of BELLEMEADE ANNEX SUBDIVISION, as recorded in Plat Book 547, Page(s) 66, in the Register's Office of Davidson County, Tennessee; and
3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.

unimproved ☐
This is improved ☒ property, known as 4205 Wallace Lane, Nashville, TN 37215
(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.

Grantors 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, subject to the Permitted Exceptions. 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.

(signatures on the following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed August 7, 2018.

GRANTORS:

Frank Grace, Jr.

Karol F. Grace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Matthew Noggle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank Grace, Jr. and Karol F. Grace, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument as the within named Grantors.

WITNESS my hand, at office, this 7th day of August, 2018.

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Notary Public:

My Commission Expires: 3/8/2022