Bill Garrett Davidson County
Batch# 128618 DEEDWARR
08/14/2018 10:47:30 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20180814-0080179

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817253**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2018. Notary Public My Commission Expires: 7-26-21

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nikhil Kapoor	Wells Fargo Bank	Tax Parcel ID No.
913 Emmett Avenue	2701 Wells Fargo Way	083-01-0-214.00
Nashville TN 37206	Minneapolis, MN 55467-8000	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren W. Grisham now known as Lauren W. Graham, a married woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nikhil Kapoor and Katherine Kapoor, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled J. G. Grissim's Grand Avenue Addition in East Nashville, of record in Plat Book 974, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAUREN W. GRISHAM, by deed from KIMBERLY A. TAYLOR, of record in Instrument No. 20130522-0051921, dated May 17, 2013, said Register's Office.

Lauren W. Grisham having since married and now being known as Lauren W. Graham. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 083-01-0-214.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 974, page 35, said Register's Office.

This is improved property located at 913 Emmett Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2018.

Lauren W. graham f/k/a Lauren W. grisham
Lauren W. Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren W. Graham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
f/k/a Lauren W. grisham

Witness my hand, at office, this 8th day of August, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY