Bill Garrett Davidson County
Batch# 132565 DEEDWARR
08/24/2018 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20180824-0084062

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-20-2019

Subscribed and sworn to before me, this 21st day of June, 2018.

Notary Public
My commission expires: 1-20-19

02-1805-50421

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Edwin Jensen 948 Maxwell Ave. Nashville TN 37206	Peoples Home Equity 8351 E. Walker Springs Ln #200 Knoxville, TN 37923	082-08-0-346.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Griswold and David R. Griswold, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edwin Jensen, unmarried man**, hereinafter called the Grantees, their successors 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. 23, on the Plan of House and Simonton's Subdivision of Lots Nos 1 to 16 inclusive in the Stratton and Seymour's Addition to Edgefield, of record in Book 57, Page 137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Griswold and David R. Griswold, wife and husband by deed from Christopher Helman, unmarried, dated August 2, 2011, recorded August 5, 2011, of record in Instrument No. 20110805-0060282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 948 Maxwell Ave., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of June, 2018.

Margaret Griswold

David R. Griswold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret Griswold and David R. Griswold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of June, 2018.

Notary Public

My Commission expires:



Certification of Authenticity

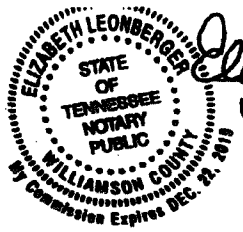
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).