398

Karen Y Johnson Davidson County
Batch# 138347 **DEEDWARR**
09/10/2018 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180910-0089475

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2018.

Notary Public

My commission expires: 3/8/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tyler Johnson and Cynthia Lynn Parks	Quicken Loans	**173-09-0A-295.00-CO**
803 Hobbit Lane	1050 Woodward Ave	
Nashville, TN 37211	Detroit, MI 48226	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lisa Marie Drake NKA Lisa Marie Grossman and Dale Grossman, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tyler Johnson, a single man and Cynthia Lynn Parks, a single woman, as joint tenants with full rights of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 276 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 Lisa Marie Drake, unmarried and Dale Grossman, unmarried by Warranty deed from Adam Mostafa, married of record in Instrument No. 20161202-0126724 Register's Office for Davidson County, Tennessee; the said Lisa Marie Drake having since married, Dale Grossman and is now known as Lisa Marie Grossman.

This is improved property known as **803 Hobbit Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of September, 2018.

Lisa Marie Grossman

Dale Grossman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lisa Marie Grossman and Dale Grossman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of September, 2018.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001224-524