Karen Y Johnson Davidson County
Batch# 146214 DEEDWARR
09/27/2018 03:19:43 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20180927-0096031

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $295,000.00.

Nelle T Blevins
Affiant

Subscribed and sworn before me this the 26th day of September, 2018.

Notary Public
My commission expires: 1-3-22

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nelle T. Blevins 2220 Ridgecrest Drive Nashville, TN 37216	new owner	072-08-0-167.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREW GROSSHOLZ AND CHRISTINA GROSSHOLZ, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NELLE T. BLEVINS, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120 ON THE MAP OF DALEWOOD, SECTION II, AS OF RECORD IN BOOK 1835, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Andrew Grossholz and Christina Grossholz, husband and wife, by deed from Paul Micah Yandell et ux, Vickie Sheri Yandell, dated 03/11/2005, of record in Instrument No. 20050314-0028029, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2220 Ridgecrest Drive, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-2220

Witness my hand this the 26th day of September, 2018.

Andrew Grossholz

Christina Grossholz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Grossholz and Christina Grossholz, 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 and official seal this 26th day of September, 2018.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY