WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148460 **DEEDWARR**
10/03/2018 09:37:12 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20181003-0098070

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin N. Grinder	Kevin N. Grinder	081 07 0 482.00
(NAME)	(NAME)	
455 Stanley Hinson Rd	455 Stanley Hinson Rd	
(ADDRESS)	(ADDRESS)	
Linden, TN 37096	Linden, TN 37096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Charles T. Moore and wife, Neda Ann Moore** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin N. Grinder and Shane D. Maxwell, each a 1/2 Interest as tenants in common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 23 on the Map of the Subdivision of Lot No. 2 of the Thomas Woodard Property, as of record in Plan Book No. 2, page 104, Chancery Court at Nashville.

Said Lot No. 23 fronts 50 feet on the easterly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Charles T. Moore and Wife Neda Ann Moore, by Warranty Deed from Kathryn A. Holder LeSure, dated March 1, 1993, of record in Book 8875, page 985, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1906 10th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing of record in the Register's Office for Davidson County, Tennessee including all matters appearing on the Map of record in Plan Book 2, page 104, Chancery Court for Davidson County, Tennessee.

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; and we do 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 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 our hands this 1st day of October, 2018.

Charles T. Moore

Neda Ann Moore

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles T. Moore and Neda Ann Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of October, 2018.

Notary Public
My Commission Expires: _____

File No.: 28422

