WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152054 **DEEDWARR**
10/17/2018 12:01:35 PM 2 pgs
Fees: $13.00 Taxes: $399.60

20181017-0102932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TARRANT COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
File No.: 18-0857

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Josephine Chan, unmarried	New Owner	15007022700
(NAME)	(NAME)	
3240 Anderson Road #A	280 Paragon Mills Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS ($108,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BERNARD DEGRUCHY, MARRIED, MARY DIXON, MARRIED, AND PAUL DEGRUCHY, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPHINE CHAN, UNMARRIED,

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:

Land in Davidson County, Tennessee, being Lot No. 5-A, Zone Lot Division, Lot 5, 6, & 7, Woodymore Heights, Section 1, of record in Plat Book 5800, Page 271, amending Plat Book 5210, Page 363, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph DeGruchy by Special Warranty Deed from Wells Fargo NA as Trustee for the Holders of SASCO 2007-MLN1, a corporation organized and existing under the laws of the United States, dated May 20, 2008, of record in Instrument 20080610-0059549, said Register's Office. The said Joseph DeGruchy died intestate on April 27, 2016, leaving as Sole Heirs the Grantors herein. See also Probate No. 16P826, of record in Probate Court of Davidson County, Tennessee. See also Affidavits of Heirship of record in Instrument No. 20170526-0052863, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6112, Page 544 and Book 6144, Page 689, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 271, and amended in Book 5210, Page 363, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The signature of Bernard DeGruchy and Paul DeGruchy is signed by his/her duly appointed Attorney-in-Fact, Mary Dixon, pursuant to the Power of Attorney of record in Instrument No. 20181017-0102930, and Instrument No. 20181017-0102931, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3240 Anderson Road #A, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of October, 2018.

Mary Dixon

Bernard DeGruchy by Mary Dixon, Attorney in Fact
Bernard DeGruchy
By: Mary Dixon, Attorney in Fact

Paul DeGruchy by Mary Dixon, Attorney in Fact
Paul DeGruchy
By: Mary Dixon, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Dixon, 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.

Witness my hand and official seal this, 11th day of October, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Mary Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Bernard DeGruchy & Paul DeGruchy, as his/her Attorney-in-Fact, as the free act and deed of the within named Bernard DeGruchy & Paul DeGruchy.

Witness my hand and official seal this 11th day of October, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.