Karen Y Johnson Davidson County
Batch# 152209 DEEDWARR
10/17/2018 03:31:09 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20181017-0103153

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

Affiant

Subscribed and sworn to me this 15th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
Box 36
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31910

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Todd J. Grinham and Brittany L. Grinham 1226 Hill Street Santa Monica, CA 90405	Legacy Home Loans, LLC 8119 Isabella Lane, Suite 105 Brentwood, TN 37027	090-11-036

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian T. Donnenwirth, a married man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Todd J. Grinham and Brittany L. Grinham, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 435, Charlotte Park, Section 6, as shown by plat of record in Plat Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian T. Donnenwirth, a married man, by Warranty Deed from Gerald Wayne Hopper, a single man, recorded on December 16, 2013 in Instrument No. 20131216-0126784, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. Matters shown on Plan of record in Plat Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 427 Basswood Avenue, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 15 day of October, 2018.

Brian T. Donnenwirth

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Brian T. Donnenwirth to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 15 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021