WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155052 **DEEDWARR**
10/30/2018 10:31:41 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20181030-0107256

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF October, 2018.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MARK GRAZIANO AND ALYSON ELIZABETH YOUNG (NAME)	Pinnacle (NAME)	
1834 4th Ave (ADDRESS)	150 3rd Ave South #900 (ADDRESS)	08104016200
Nashville TN 37208 (CITY) (STATE) (ZIP)	Nashville TN 37201 (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, **Janeen R Griffin, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Graziano and Alyson Elizabeth Young, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, 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. 61 on the Plan of D. T. McGavock's Subdivision Addition to Nashville of record in Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1834 4th Avenue North, Nashville, TN 37208

Being the same property conveyed to Being the same property conveyed to Janeen R. Griffen, an unmarried woman by Special Warranty Deed from Aurora Loan Services, LLC of record in Instrument No. 20100121-0005480, Register's Office for Davidson County, Tennessee, dated December 14, 2009 and recorded on January 21, 2010. (Value of consideration shown in aforementioned deed $80,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 1834 4th Ave N Nashville, TN 37208
(House Number) (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.

3504

Witness my hand this 26th day of October, 2018.

Janeen R Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Janeen R Griffin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2018.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY