18.03600

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181017996

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $283,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2018.

Notary Public
My Commission Expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Karen Y Johnson Davidson County
Batch# 156115 DEEDWARR
11/02/2018 10:17:36 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10
20181102-0108754

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Britt and Caroline Britt 877 Kipling Drive Nashville TN 37217	~~New Owner Caroline Br.~~ Origin Bank 1800 N. Hudson, Ste 2A Monroe, LA 71201	Tax Parcel ID No. 107-13-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Gragg and Gretchen Gragg, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Britt and Austin Britt, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 342, as shown on the map entitled Miro Meadows Second Addition, of record in Plat Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL GRAGG and GRETCHEN GRAGG, HUSBAND AND WIFE, by deed from MARK O. WREN, TRUSTEE OF THE MARVIN E. WREN AND SYBLE E. WREN JOINT REVOCABLE LIVING TRUST, MARK O. WREN, TRUSTEE OF THE MARVIN E. WREN DECEDENT'S TRUST, MARK O. WREN TRUSTEE OF THE SYBLE E. WREN SURVIVOR'S TRUST AND ALSO AS MARK O. WREN, EXECUTOR OF THE ESTATE OF SYBLE E. WREN, of record in Instrument No. 20140612-0051202 , dated June 6, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 107-13-0-028.00.

Matters shown on the Plan of record in Plat Book 1424, page 112, said Register's Office.

This is improved property located at 877 Kipling Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2018.

Michael Gragg

Gretchen Gragg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Gragg and Gretchen Gragg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2018.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____