This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-1241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $284,000.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2018.

Notary Public
My commission expires: 11/8/21

Karen Y Johnson Davidson County
Batch# 162047 **DEEDWARR**
11/16/2018 03:36:26 PM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20181116-0113314

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Adam Gruss 1241 Plymouth Ave Nashville, TN 37216	new owner	061-12-0-052.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD L. SUMNER AND JULIE R. SUMNER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADAM LAWRENCE GRUSS, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 31 AND A PORTION OF LOT NO. 32, ON THE MAP SHOWING THE RESUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE, AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 31 FRONTS 60 FEET ON THE NORTHERLY SIDE OF PLYMOUTH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO A DEAD LINE. THE PORTION OF LOT NO. 32 IS DESCRIBED AS THE EAST 15 FEET OF LOT NO. 32 ON THE MAP SHOWING THE RESUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE AS OF RECORD IN BOOK 974, PAGE 22, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO RONALD L. SUMNER AND JULIE R. SUMNER FROM SEAN M. MCCONNELL AND MARY S. MCCONNELL, HUSBAND AND WIFE, BY WARRANTY DEED DATED APRIL 30, 2013 OF RECORD IN INSTRUMENT NO. 20130507-0045790, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1241 Plymouth Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

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Witness my hand this the 14th day of November, 2018.

Ronald L. Sumner

Julie R. Sumner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald L. Sumner and Julie R. Sumner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2018.

My commission expires: 9/18/22

Notary Public

