WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168684 DEEDWARR
11/29/2018 04:04:50 PM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20181129-0116672

W-VRES-18-765

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Exnicious and Emily B. Exnicious	NEW OWNER	
(NAME)	(NAME)	**172-03-0B-030.00-CO**
765 E Woodlands Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN J. GRIGSBY AND DANIELLE R. STENSBY N/K/A DANIELLE GRIGSBY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY EXNICIOUS AND EMILY B. EXNICIOUS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of The Woodlands, Phase 2 of record in Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan J. Grigsby, unmarried Danielle R. Stensby, unmarried, as tenants in common with right of survivorship by Warranty Deed from William B. Vaughn and Julia Vaughn, husband and wife of record in Instrument No. 20140506-0038498, Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 06, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Book 6900, Page 497, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Woodlands with By-Laws of The Woodlands Homeowners' Association appended thereto, of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675 and Book 8672, Page 390, Register's Office for Davidson County, Tennessee.
- Charter for The Woodlands Homeowners' Association of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to HOA of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.
- Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance of record in Book 8541, Pages 230, 241 & 247, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **765 E Woodlands Trail, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF NOVEMBER, 2018.

Bryan J. Grigsby by Laura Mitchell, Attorney - in-fact
Bryan J. Grigsby by Laura Mitchell,
Attorney in Fact

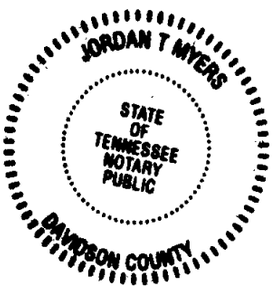
Danielle R. Stensby n/k/a Danielle Grigsby by Laura Mitchell, Attorney-in-fact
Danielle R. Stensby n/k/a Danielle Grigsby
by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYAN J. GRIGSBY AND Danielle R. Stensby n/k/a Danielle Grigsby, and who acknowledged he/she/they executed the same as the free act and deed of the said BRYAN J. GRIGSBY AND Danielle R. Stensby n/k/a Danielle Grigsby.

Witness my hand and official seal, this the 26th of November, 2018.

Jordan N. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212