Karen Y Johnson Davidson County
Batch# 176053 DEEDWARR
12/19/2018 01:13:13 PM 2 pgs
Fees: $13.00 Taxes: $564.25
20181219-0123381

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2605

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2018

Notary Public

Commission Expires: 9/6/22

SUSAN L HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Biane McGee 2919 Lawrence Court Old Hickory, TN 37138	New Owner	053-12-0-009.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Stephanie M. Grinmanis, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Biane McGee

HEREINAFTER CALLED THE GRANTEES, 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 the Northeasterly part of Lot No. 16 of Block D, on the Plan of Subdivision Map No. 3 of Life and Casualty Insurance Company Property at Old Hickory, Tennessee of record in Plat Book 974, Page 11, in the Register's Office for Davidson County, Tennessee, and a part of an unnumbered tract lying immediately Northeast of said Subdivision, described together as follows:

Beginning at a point in the line between Lots Nos. 15 and 16 of said Block on said Plan, said point being 160 feet as measured along the line between said lots Northeast from Hamblen Avenue; thence with the line between said lots and along said line extended and along the East line of the property conveyed to A.J. Davis and wife, by deed of record in Book 1450, Page 131, Register's Office for said County, Northeasterly 180 feet to the margin of the right-of-way of the Tennessee Central Railroad; thence with the margin of the same Southeasterly 60 feet to a point; thence Southwesterly parallel to the first line, passing the common corner of Lots 16 and 17 at 165 feet continuing with the line between said lots, 15 feet, a total distance of 180 feet to a point in the line between lots 16 and 17 which is 160 feet as measured along said line between said lots from Hamblen Avenue; thence Northwesterly parallel to Hamblen Avenue 60 feet to the point of beginning.

Being the same property conveyed to Stephanie M. Grinmanis, an unmarried woman by Warranty Deed from Andrew W. Agee and wife, Sandra L. Agee of record in Instrument No. 20160623-0064158, Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 23, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2919 Lawrence Court, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of December, 2018.

Stephanie M. Grinmanis

Stephanie M. Grinmanis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie M. Grinmanis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of December, 2018.

Notary Public
My Commission Expires: 9/6/22

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

(Affix Seal)