THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00 Kristian Booth Affiant Subscribed and sworn to before me, this 4th day of February, 2019. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Karen Johnson Davidson County
Batch# 192409 DEEDWARR
02/06/2019 03:39:15 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20190206-0011512

WARRANTY DEED

Address New Owner: Edward Mede 33 Park Rd, #2 Burlinggame, CA 94010	Send Tax Bills to: First National Bank of McGregor P. O. Box 387 McGregor, TX 76657	Tax Information: Tax Parcel ID No. 118-02-0-280.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARITA L. GRANBERRY, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EDWARD MEDE, MARRIED,** ("Grantee"), his 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) 2, as shown on the map entitled Vaulx Lane Estates, of record in Book 5060, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DONALD M. GRANBERRY AND WIFE, MARITA L. GRANBERRY, by deed from SAMUEL J. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 6615, page 592, dated July 25, 1985, said Register's Office. Being further conveyed to MARITA L. GRANBERRY, by quitclaim deed from DONALD M. GRANBERRY, of record in Instrument No. 20100201-0008072, dated July 27, 2010, said Register's Office.

This is improved property commonly known as: **2412 Vaulx Ln, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 4th day of February, 2019.

MARITA L. GRANBERRY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARITA L. GRANBERRY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of February, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____