THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9758-BW

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 684,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2019

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.06.2020

Karen Johnson Davidson County
Batch# 201069 **DEEDWARR**
03/01/2019 01:06:36 PM 3 pgs
Fees: $18.00 Taxes: $2,530.80

20190301-0018839

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Allyn Grissom		
1513 Long Avenue	New Owner	105-05-0G-001.00-CO
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Blaine G. Mathieu and Wendy L. Mathieu, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Allyn Grissom and Rachael Andersen-Watts, husband and wife**

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:

A certain Horizontal Property Regime located in Davidson County, Tennessee, being Unit No. C of 1702 15th Avenue South Townhomes, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1702 15th Avenue South Townhomes of record in Instrument Number 20140310-0019762 and affidavit of correction recorded in Instrument No. 20150202-0009630, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Blaine G. Mathieu and Wendy L. Mathieu, husband and wife by Warranty deed from Aspen Construction, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20141008-0093201 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 08, 2014.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-19-1702C

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1702 C 15th Avenue South, Nashville, TN 37212.**

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 do 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 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 our hands this the 26 day of February, 2019.

Blaine G. Mathieu

Wendy L. Mathieu

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Blaine G. Mathieu and Wendy L. Mathieu, husband and wife,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26 day of February, 2019.

My Commission expires: Dec. 8, 2021

Notary Public

See Attached for Notary Public

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**
County Of: **Contra Costa**

On Feb 26th, **2019** before me, **Haresh M. Rajani,** Notary Public, personally appeared, Blaine G. Mathieu and Wendy L. Mathieu who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~she/he~~/they executed the same in ~~her/his~~/their authorized capacity(ies), and that by ~~her/his~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: **Haresh M. Rajani**

HARESH M. RAJANI
COMM. #2224670
Notary Public - California
Contra Costa County
My Comm. Expires Dec. 8, 2021

Seal

Title of Document: Warranty Deed

Total Number of Pages including Attachment: _____

Notary Commission Expiration Date: Dec. 8th, 2021

Notary Commission Number: 2224670