THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 3203
P19-25817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 211171 DEEDWARR
03/28/2019 11:03:34 AM 2 pgs
Fees: $13.00 Taxes: $1,011.95

20190328-0028052

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Grisham & Gina Grisham	owner	MAP 091-15-0
216 Valley Brook Drive.		PARCEL 128.00
Nashville, TN 37215		
(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, I, **Susan Henderson, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Grisham and wife, Gina Grisham**

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 easterly 60 feet of the southerly 125 feet of Block 12 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Said part of said Block 12 fronts 60 feet on the northerly margin of Nevada Avenue and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Susan Henderson, an unmarried woman by Warranty Deed from Susan J. Rodgers and husband, Keith A. Murray, of record in Instrument No. 20160803-0080503, Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 03, 2016.

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, including water line easement recorded in Book6814,page 182 and a sewer line repair easement recorded in Book 1630, page 506; (4) All visible easements; (5) All matters appearing on the plan of record in Book 421, page 18; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5200 Nevada Ave., Nashville, TN 37209.**

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 my hand this the 27th day of March, 2019.

Susan Henderson

Susan Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 27th day of March, 2019.

My Commission expires: 6-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN