Karen Johnson Davidson County
Batch# 223651 DEEDWARR
04/30/2019 09:01:02 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20190430-0039619

RECORD ~~AND RETURN TO:~~
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190400094

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold G. Stovall and Cody S. Brooks **2900 Lyncrest Drive** **Nashville, TN 37214**	Mortgage Investors Group 8320 East Walkersprings Ln Knoxville TN 37923	096-14-0-127.00

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, WE,

Elizabeth A. Gramm, Single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harold G. Stovall, an unmarried man and Cody S. Brooks, an unmarried man, as tenants in common with right of survivorship

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 Lot No. 8, Happy Acres, of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 is described as follows: Beginning at a point in the north margin of Lyncrest Drive, said point being the southeast corner of Lot No. 8; thence northwardly 173.9 feet to a point; thence westwardly 171.6 feet to a point in the easterly margin of Colfax Drive; thence with the margin of said drive, southwardly 151.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction, 37.64 feet to a point in the northerly margin of Lyncrest Drive; thence with the margin of same, eastwardly 143.1 feet to the point of beginning.

BEING the same property conveyed to Elizabeth A. Gramm, by Warranty Deed from Edwin R. Cook and wife, Virginia H. Cook, dated 9/20/13 and recorded 9/24/13 in Instrument No. 20130924-0100520, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **2900 Lyncrest Drive, Nashville, TN 37214**
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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RW-A-2900

Witness our hands this 26th day of April, 2019.

Elizabeth A. Gramm
ELIZABETH A. GRAMM

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 ELIZABETH A. GRAMM the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2019.

Commission Expires:_____

Gail C. Vincent
Notary Public

