THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420048

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $609,900.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2019.

Notary Public
My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 6, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blair Gran 2009 Beechwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-0-435.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Boyer and John Boyer, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair M. Gran and Tracey Gran, Trustees of the Gran Family Revocable Trust dated 15 March 2011**, ("Grantees"), its 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 No. 14 on the Plan of Subdivision of The Estate of Daniel McIntyre, Sr., deceased of record in Plat Book 3, Page 30, in the Chancery Court for Davidson County, Tennessee.

Said Lot No. 14 fronts 60 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to the line of the Re-Subdivision of T.W. Crutcher and Company's Subdivision of the Hostettler Property, of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Boyer and John Boyer, wife and husband by Warranty Deed from Matthew J. Everitt and wife, Erin M. Everitt, recorded on the 18th day of November, 2011 in Instrument No. 20111118-0090623, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE ESTATE OF DANIEL MCINTYRE, SR., DECEASED, as recorded in Plat Book 3, Page(s) 30 (Chancery Court).

This is improved property located at 2009 Beechwood Avenue Nashville TN 37212

Karen Johnson Davidson County
Batch# 228789 DEEDWARR
05/13/2019 08:49:48 AM 2 pgs
Fees: $13.00 Taxes: $2,256.63

20190513-0044403

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 10th day of May, 2019.

Elizabeth Boyer by John Boyer as Attorney-in-fact

Attorney-in-fact

John Boyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Boyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elizabeth Boyer and that he is authorized by Elizabeth Boyer to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of May, 2019.

Notary Public
My Commission Expires: _____

