WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/13/22

(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

O-KW-19-7715

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arnold Preheim and Marci Preheim	Redfin Mortgage, LLC	
(NAME)	(NAME)	173-09-0A-164.00-CO
7715 Porter House Dr	2611 Internet Blvd.#201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Frisco, TX 75034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFERY W. MCGRUDER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARNOLD PREHEIM AND MARCI PREHEIM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 48 on the Plan of Revision Two, Resubdivision of Lots 47,48,72,73, and 63 Through 69, Section Two, Lenox Village of record in Plat at Instrument No. 20030115-0006163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery W. McGruder by Limited Liability Warranty deed from Sirva Relocation Credit, LLC, a Limited Liability Company of record in Instrument No. 20060303-0024785 Register's Office for Davidson County, Tennessee, dated February 22, 2006 and recorded on March 03, 2006. Jessica McGruder is executing the deed to convey any interest she may have in the property marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable;
- Subject to all matters shown on the Plan of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027123, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20040526-0062221, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20020911-0110906, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Homeowners Association of record in Instrument No. 20010412-0045831, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association, of record in Instrument No. 20020501-0053757 and as re-recorded in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for sanitary sewer and/or storm drainage of record in Book 7361, Page 230, Book 7985, Page

Karen Johnson Davidson County
Batch# 235383 DEEDWARR
05/28/2019 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20190528-0050145

449, Instrument No. 20010918-0100850 and Instrument No. 2011106-0121932, in the Register's Office for Davidson County, Tennessee.
• Access Easement as retained by Lord's Chapel Church in deed of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument No. 20030923-0140666, in the Register's Office for Davidson County, Tennessee.
• Easement(s) for water mains and appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
• Easement(s) for stormwater detention of record in Instrument No. 20020408-0042675 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20130916-0097049 and Instrument No. 20130626-0065783, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7715 Porter House Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ____ DAY OF MAY, 2019.

Jeffery W. McGruder

Jessica McGruder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY W. MCGRUDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of May, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

