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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 236789 DEEDWARR
05/31/2019 08:12:20 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190531-0051568

WARRANTY DEED

Address New Owner(s):
805 NW Broad LLC
5019 Mountview Place
Brentwood, TN 37027

Send Tax Bills to:
New owner

Map/Parcel: 108160A01400CO

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, I/we, **Gerome Grivas and Cynthia Grivas, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **805 NW Broad LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors 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. 14 on the Plan of Timber Ridge of record as Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gerome Grivas, an unmarried man, by Warranty deed from NVR, Inc., a Virginia Corporatin T/A Fox Ridge Homes, of record in Instrument No. 200510050120103, said Register's Office. Title now vested in Gerome Grivas, a married man, by Quitclaim deed dated July 25, 2013, and filed at Instrument No. 20130802-0080537, said Register's Office.

THIS conveyance is subject to 2019 taxes, prorated and assumed; Declaration of Covenants Conditions and Restrictions filed at Instrument No. 20040115-0006462; Charter for HOA filed at Instrument No. 20040123-0009124; Quitclaims deed conveying common area filed at Instrument Nos. 20140429-0035813 and 20160916-0097636; and all matters as shown on the recorded plat.

This is improved property known as: 1609 Timber Run, 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 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 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/our hand(s) as on the date shown on the Notary forms.

Gerome Grivas

Cynthia Grivas

STATE OF CALIFORNIA SAN MATEO COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerome Grivas and Cynthia Grivas,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of May, 2019.

My Commission Expires:
11/23/2022

Notary Public

EMIL P. SHETH
Notary Public - California
San Mateo County
Commission # 2268362
My Comm. Expires Nov 23, 2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me this 23rd day of May, 2019.

My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires JAN 6, 2020

Notary Public