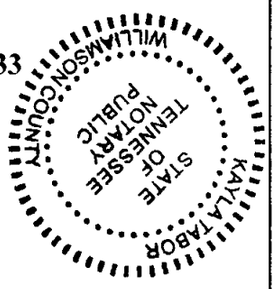
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520733



Karen Johnson Davidson County
Batch# 240731 DEEDWARR
06/10/2019 08:34:39 AM 2 pgs
Fees: $13.00 Taxes: $2,895.25



20190610-0055009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater.

for this transfer is: $782,500.00

Affiant

Subscribed and sworn to before me, this31st day of May, 2019.

Notary Public
My Commission Expires: 4/21/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristin M. Vreeland James E. Vreeland 817 Clayton Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 06 0K 002.00

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, **Barry Grimm and Mary Grimm, husband and wife**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin M. Vreeland James E. Vreeland, as co-trustees of the Kristin M. Vreeland Revocable Trust** ("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 Unit B, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 817 CLAYTON AVENUE HOMEOWNERS' ASSOCIATION, INC., as shown of record in Instrument No. 20131218-0128060, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Grimm and Barry Grimm by Warranty Deed from Magness Group, Inc., recorded on the 25th day of September, 2014 in Instrument No. 20140925-0088551, 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 recorded in Plat Book 843, Page(s) 96 and 97.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131218-0128060.

This is improved property located at 817 Clayton Avenue Nashville TN 37204

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 31st day of May, 2019.

Barry Grimm by Mary Grimm Attorney In Fact
Barry Grimm
By: Mary Grimm, Attorney in Fact

Mary Grimm
Mary Grimm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand, at office, this 31st day of May, 2019.

Notary Public

