THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 259633 DEEDWARR
07/19/2019 03:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,478.89
20190719-0071103

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Kara Marie Grinstead 308 Wheeler Avenue Nashville, TN 37211	New Owner	133-06-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN R. LORANCE AND WIFE, RACHEL LORANCE** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **KARA MARIE GRINSTEAD** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled D. M. Mincy's Addition to Flat Rock Subdivision, of record in Plat Book 547, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN R. LORANCE AND WIFE, RACHEL LORANCE, by deed from EASTLAND AVENUE REAL ESTATE, LLC, of record in Instrument No. 20160801-0078900, dated July 29, 2016, said Register's Office.

This is improved property known as: 308 Wheeler Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 19 day of July, 2019.

STEPHEN R. LORANCE

RACHEL LORANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper a Notary Public of the State and County aforesaid, personally appeared STEPHEN R. LORANCE AND WIFE, RACHEL LORANCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, ~~TN~~, this 19th day of July, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$399,700.00.**

Sworn to and subscribed before me this 19 day of July, 2019.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3/15/2020

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires