WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $537,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

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

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1201LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeffrey A. Grossman	Pinnacle Bank	
3705 Princeton Ave	150 2nd Ave S. #1000	104 05 0 167.00
Nashville, TN 37205	Nashville TN 37201	

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, WE,

WILLIAM STANLEY OUTLAW AND WIFE, GLORIA Y. OUTLAW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY A. GROSSMAN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 409, RICHLAND REALTY CO.'S DIVISION "C", as shown on plat of record in Plat Book 421, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 409 fronts 61 feet on the Southerly side of Princeton Avenue and runs back 185 feet on the Easterly line and 195-1/2 feet on the Westerly line to an alley, measuring 60 feet thereon.

Being the same property conveyed to William Stanley Outlaw and wife, Gloria Y. Outlaw, by Warranty Deed from Thomas H. Curlin and wife, Louise J. Curlin, of record in Book 4204, Page 610, in the Register's Office of the Davidson County, Tennessee, dated January 9, 1968 and recorded on January 12, 1968.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY CO.'S DIVISION "C", as recorded in Plat Book 421, Page(s) 31.

Karen Johnson Davidson County
Batch# 284316 DEEDWARR
09/11/2019 12:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,988.75
20190911-0091960

This is improved property known as 3705 Princeton Ave, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 our hand on the 11th day of September, 2019.

William Stanley Outlaw

Gloria Y. Outlaw

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM STANLEY OUTLAW AND GLORIA Y. OUTLAW, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of September, 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 an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY