WARRANTY DEED

Karen Johnson Davidson County
Batch# 298939 DEEDWARR
10/10/2019 09:15:24 AM 2 pgs
Fees: $13.00 Taxes: $656.75

20191010-0103852

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONDIERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2019

STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
STEVEN W. ROBERTS

Notary Public

MY COMMISSION EXPIRES: 10/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
BIRTHRIGHT TITLE & ESCROW, LLC
405 TWO MILE PIKE, STE B
GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Klay Grider	William Klay Grider	028-00-0-009.00
(NAME)	(NAME)	
6123 MARROWBONE LAKE RD.		
(ADDRESS)	(ADDRESS)	
JOELTON TN, 37080		
(City, State, Zip)	(City, State, Zip)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledges, I **BARBARA J. LANCE**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM KLAY GRIDER**, single man, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 11, on the Map of the Land of Henry Floto, as shown by Map of record in Book 421, Page 147, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and being further described as follows:

BEGINNING at a point in the center line of Marrowbone Lake Road, known as Lake Louise Road, the north corner of the land, thence with the center line of said Road, South 52 degrees East, 150 feet to a point ;thence leaving said road as follows: South 45 degrees West, 290.5 feet; thence North 52 degrees West 150 feet; thence 45 degrees East, 290.5 feet tot he point of beginning.

BEING the same property conveyed to Barbara J. Lance by Warranty deed from Amy Murphy, unmarried of record in Instrument No. 20140925-0088329 Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 25, 2014. (Value of consideration shown in aforementioned deed $77,000.00.) Being also known as 6123 Marrowbone Lake Rd Joelton, Tennessee 37080.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

This is improved property, known as 6123 Marrowbone Lake Rd Joelton, TN 37080
House number, street (P.O. Address), City/Town, State, and Postal Zip

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belongings to the said GRANTEES, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise 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 my/our hand(s) ~~23rd~~ 4th October ~~August~~, 2019.

Barbara Lance

Barbara Lance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Lance, the herein bargainor(s), 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 4th day of October, 2019.

Lisa M. Dennis

Notary Public

LISA M. DENNIS
TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

My Commission Expires: 12/29/20

(SEAL)

Witness my hand and official seal, this is the _____ day of October, 2019

_____
Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
BIRTHRIGHT TITLE & ESCROW, LLC
405 TWO MILE PIKE, STE B
GOODLETTSVILLE, TN 37072