Karen Johnson Davidson County
Batch# 310105 DEEDWARR
11/04/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20191104-0113269

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2717

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of October, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Steven Wainner and Diane Rita Wainner, 292 Fossil Ridge Boerne, TX 78006	NEW OWNER	081-07-0-482.00

WARRANTY DEED

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,
Kevin N. Grinder, a married man and Shane D. Maxwell, a married man, each a ½ interest as tenants in common
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Robert Steven Wainner and Diane Rita Wainner, Trustees of The Robert and Diane Wainner Revocable Trust dated December 20, 2013
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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of The Subdivision of Lot No. 2 of the Thomas Woodard of record in Plat Book 2, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 50 feet on the Easterly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Charles T. Moore and wife, Neda Ann Moore by Warranty deed from Kathryn A. Holder LeSure of record in Book 8875, page 935, Register's Office for Davidson County, Tennessee, dated February 01, 1993 and recorded on March 01, 1993.

Being the same property conveyed to Kevin N. Grinder and Shane D. Maxwell, each a 1/2 interest as tenants in common by Warranty deed from Charles T. Moore and wife, Neda Ann Moore of record in Instrument No. 20181003-0098070 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 03, 2018. Being also known as 1906 10th Avenue North Nashville, Tennessee 37208. Subject property having never been the primary residence of said Grantors or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1906 10th Avenue North, Nashville, TN 37208

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

Dated this the 31st day of October, 2019.

Kevin N. Grinder

Shane D. Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin N. Grinder and Shane D. Maxwell** with whom I am personally acquainted (or proved to me 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 Brentwood, Tennessee this 31st day of October, 2019.

Notary Public
My Commission Expires: 01-03-22



(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, do hereby make 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 to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/2020
Notary' Seal (if on paper)