Warranty Deed

Karen Johnson Davidson County Batch# 311343 DEEDWARR 11/05/2019 02:33:12 PM 2 pgs Fees: $13.00 Taxes: $1,350.50 20191105-0114350	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 1st day of November, 2019. Notary Public My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Luke J. Maddux Claire E. Wainwright	Franklin Synergy Bank	02600003600
236 Liberty Lane	722 Columbia Ave	
Nashville, TN 37115	Franklin TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN GRETZINGER, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE J. MADDUX AND CLAIRE E. WAINWRIGHT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 12 on the Plan of A.L. Moore's Subdivision of Biltmore, as of record in Book 421, page 6, Register's Office for Said County, being Tract "A" on a survey made by Ralph W. C. Lambert, Surveyor, February 14, 1959, described as follows:

Beginning at an iron pin in the easterly margin of a proposed road, said point being in the eastern boundary line of Lot No. 12 on said plan, said point being also north 54 degrees 35 minutes east 309 feet and north 24 degrees 15 minutes east 270 feet from the southeast corner of the property conveyed to Fred A. Atkinsson and wife, by deed from Kate Gammel et. al., of record in Book 2637, page 513, said Register's Office, said point being also north 24 degrees 15 minutes east 270 feet from the southeast corner of Lot No. 12 on said plan; thence with the easterly margin of said proposed road north 7 degrees west 380 feet to the corner of Tracts "A" and "B" on said survey; thence with the line between said two tracts easterly 235 feet to the eastern boundary line of Lot No. 12 on said plan; thence with the eastern boundary line of Lot No. 12 south 24 degrees 15 minutes east 445 feet to the beginning, containing 1 acre, more or less.

Included in the above described property, but excluded therefrom is that portion of property conveyed to the State of Tennessee by Warranty Deed of record in Book 7523, page 873, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Liberty Lane and the north boundary of the C. M. Peebles property thence, on a curve left with a 75 feet radius 57.197 feet to a point in the Thomas F. Diskin northeast boundary., thence with said boundary south 31 degrees, 16 minutes, 11 seconds west, 17 feet more or less to a point in the C. M. Peebles northeast boundary., thence with said boundary northwestwardly 68 feet more or less to the point of beginning and containing 225 square feet.

Being a part of the same property conveyed to Wayne G. Bunnelle and wife, Barbara Jenkins Bunnelle by Warranty deed from Clay Morris Peeples and wife, Eugenia H. Peeples of record in Book 2884, page 487, Register's Office for Davidson County, Tennessee, dated April 11, 1959 and recorded on April 13, 1959. Deed of Correction of record at Book 2904, page 515.

Being the same property conveyed to Stephen Gretzinger, married by Warranty deed from Wayne G. Bunnelle and wife, Barbara Jenkins Bunnelle of record in Instrument No. 20190719-0070685 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 19, 2019. Scrivener's Affidavit of record at Instrument No. 2019106-0106193.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 236 Liberty Lane, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2019.

Stephen Gretzinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Gretzinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021