(1)

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 323466 DEEDWARR
12/03/2019 10:30:20 AM 2 pgs
Fees: $13.00 Taxes: $2,255.15

20191203-0124311

MST 2019-1782

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,500.00

Teresa T Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 6, 2021

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Grohovsky and Teresa T. Wallace, husband and wife	Guaranty Home Mortgage Corp.	
(NAME) 1720 Nottingham Place	(NAME) 316 Robert Rose Dr.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David Winter and Melanie Winter, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Grohovsky and Teresa T. Wallace, husband and wife,** 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. 112 on the Plan of A Plat of Phase Three of Devon Park, a Planned Unit Development of record in Plat Book 6900, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Winter and Melanie Winter, husband and wife by Warranty deed from Jann Murray Harrison, Trustee of the Jann Murray Harrison Revocable Living Trust u/a/d 4/19/05 of record in Instrument No. 20130716-0073173 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 16, 2013.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 52, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as amended in Book 6541, page 542 and Book 6967, page 156, Register's Office for Davidson County, Tennessee. Charter for Devon Park Homeowners Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee. By-Laws of Devon Park Homeowners Association record in Book 8276, Page 53, Register's Office for Davidson, County, Tennessee. Easement to Harpeth Valley Utility District of record in Book 5473, Page 175, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 6145, Page 252 and Book 6908, page 59, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1720 Nottingham Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my/our hand(s) this 27th DAY OF NOVEMBER, 2019.

David Winter

Melanie Winter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David Winter and Melanie Winter, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of November, 2019.

Notary Public

My commission expires: 7-11-2020

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020