Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ19-0491

Karen Johnson Davidson County
Batch# 334315 DEEDWARR
12/26/2019 09:44:47 AM 2 pgs
Fees: $13.00 Taxes: $1,267.06
20191226-0132944

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2019

Notary Public

Commission Expires: _____

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION DECEMBER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Catherine Deignan 7208 Autumn Crossing Way Brentwood, TN 37027	New Owner	181-10-0A-228.00-CO

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

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,

David A. Grodi and Kathey L. Grodi, Co-Trustees of The David and Kathey Grodi Living Trust dated December 28, 1993

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine C. Deignan, a single person

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. 709 on the Plan of Final Plat, Phase Seven, Autumn Oaks Subdivision of record in Plat at Instrument No. 20050725-0086194, 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 Arthur Grodi and Kathey Grodi, husband and wife by Warranty deed from Thanh Le Kim and spouse, Vo N. Ngo of record in Instrument No. 20151028-0109556 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 28, 2015. (Value of consideration shown in aforementioned deed $254,000.00.)

Being the same property conveyed to David A. Grodi and Kathey L. Grodi, Co-Trustees of the David and Kathey Grodi, Living Trust Dated December 28, 1993 by Quitclaim deed from David Arthur Grodi and Kathey Grodi, husband and wife of record in Instrument No. 20190624-0060836 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 24, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 7208 Autumn Crossing Way Brentwood, Tennessee 37027.

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: 7208 Autumn Crossing Way, Brentwood, TN 37027

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 20th day of December, 2019.

The David and Kathey Grodi Living Trust dated December 28, 1993

By: David A. Grodi, Co-Trustee
David A. Grodi, Co-Trustee

By: Kathey L. Grodi, Co-Trustee
Kathey L. Grodi, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

David A. Grodi and Kathey L. Grodi, Trustees of The David and Kathey Grodi Living Trust dated December 28, 1993

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **David A. Grodi and Kathey L. Grodi,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be the **Co-Trustees** of **The David and Kathey Grodi Living Trust dated December 28, 1993,** the within named bargainor, a **Trust**, and that they as such **Co-Trustees**, as duly authorized, they executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by themselves as **Co-Trustees**.
contained.

Witness my hand and official seal this 20th day of December, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022