# WARRANTY DEED

Karen Johnson Davidson County
Batch# 381388 DEEDWARR
04/03/2020 08:56:29 AM 2 pgs
Fees: $13.00 Taxes: $518.52

20200403-0035824

A-BD-20-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,140.38.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **1242 Property Solutions, LLC** | **New Owner** | |
| (NAME) **6400 Highway 100** | (NAME) | **052-12-0-073.00** |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA ANN GRAMMER, MARRIED AND JENNIFER MCAULIFFE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of Plan of Schoolside Heights of record in Plat Book 3700, Page 38, 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 Barbara Ann Grammer, an unmarried woman and Jennifer McAuliffe, an unmarried woman by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF11 Mortgage Pass-Through Certificates, Series 20006-FF11, by and through its duly appointed attorney-in-fact, Wells Fargo Bank, N. A. of record in Instrument No. 20131115-0118215 Register's Office for Davidson County, Tennessee, dated October 07, 2013 and recorded on November 15, 2013.

Subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3949, Page 401, in the Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Barbara Ann Grammer, an unmarried woman and Jennifer McAuliffe, an unmarried woman, trustor, to Joseph B. Pitt. Jr., trustee, for the benefit of Quicken Loans, Inc., beneficiary, to secure a note in the original amount of $ 130,596.00 secured thereby, dated February 09, 2017, and recorded on February 16, 2017, of record as Instrument Number 20170216-0016110, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Canton Pass, Madison, Tennessee 37115.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF MARCH, 2020.

Barbara Ann Grammer

Barbara Ann Grammer

Jennifer McAuliffe by Barbara Ann Grammer as Attorney-in-Fact

Jennifer McAuliffe by Barbara Ann Grammer as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA ANN GRAMMER, the within named bargainor, 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 31st of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER MCAULIFFE, the within named bargainor, 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 31st of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212