**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd. Ste. 130**
**Nashville, TN 37215**

**CRT File No. 200326084**

Karen Johnson Davidson County
Batch# 395413 **DEEDWARR**
05/04/2020 12:00:21 PM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20200504-0046301

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $313,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2020.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| James F. Roche III<br>710 Woodmere Drive<br>Nashville TN 37217 | New Owner | Tax Parcel ID No.<br>119-04-0-146.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Olivia Grenvicz, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James F. Roche III**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Section Three, Glencliff Estates of record in Plat Book 1424, Page 1, 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 Lisa Olivia Grenvicz by Quit Claim deed from Ryan C Jones, and wife Lisa Olivia Jones of record in Instrument No. 20150807-0079105 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 07, 2015.

Kenneth H. Fox Jr. joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Lisa Olivia Grenvicz.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee.

This is improved property located at 710 Woodmere Drive Nashville TN 37217

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of May, 2020.

Lisa Olivia Grenvicz

Kenneth H. Fox Jr.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Olivia Grenvicz and Kenneth H. Fox Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2020.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023