**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**206 A Cool Springs Blvd., Suite 104**
**Franklin, TN 37067**

Karen Johnson Davidson County
Batch# 410114 **DEEDWARR**
06/04/2020 12:33:24 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20200604-0057534

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.**

**Affiant**

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

**Notary Public**
**My commission expires:**

**02-2003-50839**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Angela R. Grochowsky<br>3319 Acklen Avenue<br>Nashville TN 37212 | Angela R. Grochowsky<br>3319 Acklen Avenue<br>Nashville, TN 37212 | 104-06-0-099.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Ellis and Rhonda Ellis, husband and wife,**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Angela R. Grochowsky and Kenneth L. Duke, Jr., husband and wife**, hereinafter called the Grantees, their successors 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. 81, on the Plan of Bransford Realty Co's Subdivision of West End Heights Subdivision, of record in Book 332, Pages 124 and 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Ellis and wife, Rhonda Ellis by deed from Graves Scott Hall and wife, Katherine K. Hall, dated October 26, 2017, recorded October 30, 2017, of record in Instrument No. 20171030-0110953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3319 Acklen Avenue, Nashville, TN 37212.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of May, 2020.

Matthew Ellis

Rhonda Ellis

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON CMH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew Ellis and Rhonda Ellis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of May, 2020.

Carol M Holmes
Notary Public

My Commission expires: 2/19/24

