Box 14

33238-8

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28581

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Lisa J. Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June 2020

Colleen Walters
Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 428011 DEEDWARR
06/29/2020 10:47:28 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20200629-0070017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Grissim	**Caliber Home Loans, Inc**	MAP
913 Holly Forest	**PO Box 650856**	PARCEL 142-08-0B-074.00-CO
Nashville, TN 37221	**Dallas, TX 75265**	
(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, **Frances Lewis, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Grissim**

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 all of Unit No. 74, on the plan of Phase III, Coronada Town Home Condominiums, according to plat and survey appearing of record in Plat Book 5200, page 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Frances Lewis by Warranty deed from Charles S. Eaton and wife, Lindsey Eaton of record in Instrument No. 20151204-0122551 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 04, 2015.

Subject property has never been a primary or marital residence of the herein named Grantor, or their spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **913 Holly Forest, Nashville, TN 37221.**

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 _____ hand(✓) this the 24th day of June, 2020.

Frances Lewis

STATE OF California
COUNTY OF Los Angeles

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frances Lewis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of June, 2020.

My Commission expires: 9-19-2022

KATHRYN TONG
COMM. # 2255325
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES SEPT. 19, 2022

Kathryn Tong
Notary Public