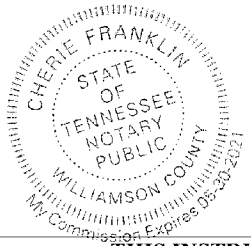
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2020.

Notary Public

My commission expires: 5-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nancy Bennett Tutt **Charles Kelly Tutt**	The TN Credit Union	**Map 142-13-0-A Parcel 016.00co**
7012 Northridge Drive	1400 8th Ave. S.	
Nashville, TN 37221	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary S. Grissim, an unmarried woman

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

Nancy Bennett Tutt and Charles Kelly Tutt, wife and husband

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. 16 on the Phase 1 and Boundary Plat of Riverside, of record in Plat Book 6900, Page 490-492, Revised in Plat Book 6900, Page 784, and Surveyor's Certificate of Correction in Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 16 fronts 60.00 feet on the southerly margin of Northridge Drive and extends back between parallel lines 145.00 feet to a line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Mary S. Grissim, an unmarried woman, by Warranty Deed dated May 27, 2005 from Steven R. Brock and spouse, Sandra F. Brock, of record in Instrument No. 20050607-0064891, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Pages 490-492, Revised in Plat Book 6900, Page 784, and Surveyor's Certificate of Correction in Instrument No. 20040506-0052081, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Easements and Restrictive Covenants of record in Book 7185, Page 619, Book 7405, Page 780, as amended in Instrument No. 20040419-0044162 and Instrument No. 20091204-0111306, said Register's Office. (3) Consent to Continue Existence of Riverside Homeowners' Association of record in Instrument No. 20091124-0108147, said Register's Office. (4) Dedication of Public Utilities Easement of record in Book 6970, Page 278, said Register's Office. (5) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877, said Register's Office. (6) Charter of the Homeowners' Association of record in Book 7829, Page 703, said Register's Office. (7) Quitclaim Deed to the Homeowners' Association of record in Instrument No. 20040608-0067841, said Register's Office. (8) Agreement for Dedication of Easement for Water Lines in Book 6970, Page 275, Book 6970, Page 281, and Book 6970, Page 284, said Register's Office. (9) Dedication of Public Utilities Easement in Book 6970, Page 278, said Register's Office. (10) Permanent Easement as set out in the deed in Book 6972, Page 45, said Register's Office. (11) Easement for ingress and egress as reserved in the Deed in Book 7103, Page 48, said Register's Office. (12) Agreement for Grant of Easement for Conservation Greenway in Instrument No. 20041019-0125877, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **7012 Northridge Drive, Nashville, TN 37221**

Karen Johnson Davidson County
Batch# 429908 DEEDWARR
07/01/2020 03:56:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20200701-0071584

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 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 my/our hand(s) this **26th** day of **June, 2020.**

Mary S. Grissim

Mary S. Grissim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary S. Grissim,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY