THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35553-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,335,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 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: Tonya Mitchem Grindon 922 Bradford Avenue Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 10513031800

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, **Ryan P. Donnelly and Erin T. Hafkenschiel Donnelly, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tonya Mitchem Grindon,** a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 922 Bradford Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 435462 **DEEDWARR**
07/10/2020 01:32:52 PM 3 pgs
Fees: $18.00 Taxes: $4,939.50

20200710-0075572

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of July, 2020.

Ryan P. Donnelly

Erin T. Hafkenschiel Donnelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan P. Donnelly and Erin T. Hafkenschiel Donnelly, 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, at office, this 8th day of July, 2020.

KELLY E COX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 20

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Waldkirch, a Subdivision of Lots 8 and 9 in W.L.B. Lawrence Plan, as of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TOGETHER WITH a Joint Driveway Easement as more fully described in Book 3647, page 549, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Ryan P. Donnelly and Erin T. Hafkenschiel Donnelly, husband and wife, by deed dated December 30, 2015 from JGLAC, GP, of record in Instrument No. 20151231-0131671, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 10513031800.
2. All matters appearing on the Plan of record as Book 421, page 90, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5517, page 337, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20170926-0098625, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Accessory Dwelling Detached Historical of record in Instrument No. 20180126-0008396, Register's Office for Davidson County, Tennessee.
6. Joint Driveway Easement of record in Book 3647, page 549, Register's Office for Davidson County, Tennessee.