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

CRT File No. 200527338

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 440782 **DEEDWARR**
07/20/2020 12:51:57 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20200720-0079406

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Fernandez Mantinan and Karah Daniels Mantinan 4946 Tyne Valley Blvd. Nashville TN 37220	New Owner	Tax Parcel ID No. 146 05 0 024.00

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, **Tonya Mitchem Grindon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Fernandez Mantinan and Karah Daniels Mantinan, husband and wife**, ("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 26, Plan of Treemont, as shown on plat of record in Plat 6520, Page 895-897, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tonya Grindon by QuitClaim Deed from Stephen Grindon pursuant to the Marital Dissolution Agreement dated March 30, 2018 and entered into Davidson County Third Civil Circuit Court, Case No. 17D-1748 between Tonya Mitchem Grindon and Stephen Charles Coller Grindon, of record in Instrument No. 20180425-0039034, in the Register's Office of Davidson County, Tennessee, dated March 30, 2018 and recorded on April 25, 2018.

Being the same property conveyed to Stephen Grindon, and wife, Tonya Grindon, by Warranty Deed from Molly B. Edmondson Rollins, and husband, Steven C. Rollins, of record in Instrument No. 20091106-0103008, in the Register's Office of Davidson County, Tennessee, dated November 2, 2009 and recorded on November 6, 2009.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Treemont, as recorded in Plat Book 6250, Page(s) 895 thru 897.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6833, Page 594, as amended in Book 8259, Page 498, Instrument No. 20051202-0145241, Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6833, Page 601.

Easement recorded in Book 1066, Page 274.

This is improved property located at 4946 Tyne Valley Blvd. Nashville TN 37220

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 7th day of July, 2020.

Tonya Mitchem Grindon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tonya Mitchem Grindon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024