Karen Johnson Davidson County
Batch# 488634 DEEDWARR
10/02/2020 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20201002-0114421

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.
October 2nd

Notary Public

My commission expires: 8.20.2023
(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
Milton Nascimento	**Legacy Home Loans, LLC**	**Map 116-08-0 Parcel 093.00**
4013 Woodmont Blvd	**4004 Hillsboro Pike, Suite 216B**	
Nashville, TN 37205	**Nashville, TN 37215**	

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,

Chase T. Gruber and Whitney Gruber, husband and wife

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

Milton Nascimento, an unmarried man

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. 7 on Block "A" on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chase T. Gruber and Whitney Gruber, by Warranty Deed dated January 31, 2013 from Linda Gayle Manning, an unmarried person, of record in Instrument No. 20130211-0013856, 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 1130, Page 13, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easements for water mains of record in Book 613, Page 404, Book 924, Page 24, and Book 1071, Page 420, said Register's Office. (3) Easement for Sanitary Sewer to the City of Nashville, of record in Book 3430, Page 152, said Register's Office. (4) Easement for Public Utilities as set out in Book 1153, Page 230, said Register's Office. (5) Subject to the flow of any creeks or streams across said property. (6) 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 **4013 Woodmont Blvd, Nashville, TN 37205**

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 29 day of September, 2020.

Chase T Gruber
Chase T. Gruber

Whitney Gruber
Whitney Gruber

STATE OF FLORIDA)
COUNTY OF Bay)

Personally appeared before me, a Notary Public of said County and State, **Chase T. Gruber and Whitney Gruber,** the within named sellers, 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 and official seal at Panama City (city), Florida (state), this 29/30 day of September, 2020.
L.T.P.

Lisa Phillips
Notary Public

My Commission Expires: 8-11-24

LISA T. PHILLIPS
MY COMMISSION EXPIRES
AUGUST 11, 2024
#HH 031420
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Certificate of Authenticity

I, John W. Bishop, 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

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)