Karen Johnson Davidson County
Batch# 504784 DEEDWARR
10/29/2020 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20201029-0126344

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** EMILY MORGAN DUDLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,060,000.00 Julia Baily Affiant Subscribed and sworn to before me, this 26th day of October, 2020. Emily Dudley Notary Public My Commission Expires: 09-02-2024

WARRANTY DEED

Address New Owner: Zachary T. Grambos and Michelle Grambos 1620 Russell Street Nashville, TN 37206	Send Tax Bills to: Synovus Bank 800 Shades creek Pkwy MS101 Birmingham, AL 35209	Tax Information: Tax Parcel ID No. 083-14-0-109.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN MARSHALL AND WIFE, TAYLOR MARSHALL,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ZACHARY T. GRAMBOS AND MICHELLE GRAMBOS, HUSBAND AND WIFE,** ("Grantees"), their 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 No. 55 on the Plan of the Lindsley Subdivision of the Chadwell Tract, as of record in Plat Book 2, page 24, Chancery Court at Nashville, Tennessee.

Said Lot No. 55 fronts 50 feet on the southerly side of Russell Street, formerly Ruth Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to SEAN MARSHALL AND WIFE, TAYLOR MARSHALL, by deed from JEREMY F. MCCOY AND WIFE, DARCI L. MCCOY, of record as Instrument No. 20150326-0025926, dated March 25, 2015, said Register's Office.

This is improved property commonly known as: **1620 Russell Street, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 26th day of October, 2020.

SEAN MARSHALL

Taylor Marshall

TAYLOR MARSHALL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SEAN MARSHALL AND WIFE, TAYLOR MARSHALL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of October, 2020.

JENNIFER S. GHANEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022