BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 508640 DEEDWARR
11/04/2020 09:27:03 AM 2 pgs
Fees: $13.00 Taxes: $670.24

20201104-0128971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,147.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Guzinski	Alexander Guzinski	
(NAME)	(NAME)	154 00 0 099.00
8658 Griffith Rd	1939 Thatch Palm Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Boca Raton, FL 33432	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BETH CRAVER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER GUZINSKI, MARRIED,** 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:

BEGINNING at a point in the West R. O. W. of Griffith Road, and being approximately 415.5 feet North of Hazel Redd's Northeast corner; thence leaving said R.O.W. North 89 degrees 57' 47" West 190.08 feet to a point; thence, South 45 degrees 30' 06" West 111.09 feet to a point; thence South 72 degrees 40' 23" West 377.76 feet to a point in Richard Curtain's East line; thence, with Curtain's East line North 19 degrees 19' 18" West 312.62 feet to a point; thence, leaving Curtain's line North 65 degrees 12' 41" East 726.88 feet to a point in the West R.O.W. of Griffith Road, thence, with said R.O.W. along a curve to the right and having a radius of 1,455.70 feet, a length of 307.94 feet to a point; thence, South 4 degrees 55' 23" East 109.32 feet to the point of beginning.

Being the same property conveyed to Beth Craver, by Warranty Deed from Paul L. Richardson and wife, May S. Richardson, of record in Book 5886, Page 916, in the Register's Office of Davidson County, Tennessee, dated May 17, 1982 and recorded on May 17, 1982.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

**RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215**

unimproved
This is improved x property, known as 8658 Griffith Rd, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 3rd day of November, 2020

BETH CRAVER

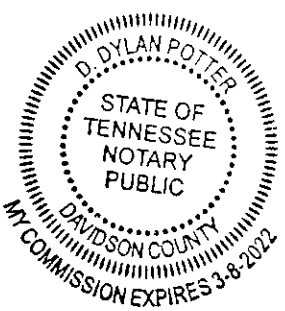
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beth Craver, the bargainor, 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 this 3rd day of November, 2020.

Commission expires:



Notary Public