Karen Johnson Davidson County
Batch# 509915 DEEDWARR
11/06/2020 02:05:16 PM 2 pgs
Fees: $13.00 Taxes: $1,391.20
20201106-0130694

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-09-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-285

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Darren McLellan		060 04 0 029.00
(NAME) 215 Maplewood Trace	(NAME) Same as owner	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Isaaca B. Groenwald and Peter A. Groenwald, wife and husband** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Darren H. McLellan, a married man** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. I on the Plan of the Subdivision of the Lands of William Phillips, as of record in Plat Book 57, Page 21, Registers office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Maplewood Lane, said point being South 83 degrees 25' East 190 feet from the Southeast corner of the property conveyed to L. B. Jones and wife, by deed from Bessie Mai Denson of record in Book 2860, page 633, said Registers office for Davidson County, Tennessee; thence North 6 degrees 25' East 239 feet; thence South 83 degrees 35' East 150 feet; thence South 6 degrees 25' West 239 feet to the center of Maplewood Lane; thence with the center of the same, North 83 degrees 35' West 150 feet to the beginning.

Being the same property conveyed to Peter A. Groenwald and wife, Isaaca B. Groenwald, by Warranty Deed from Susan L. Groenwald and Keith A. Groenwald, Trustees of the Susan L. Groenwald 2008 Living Trust dated June 23, 2008, of record in Instrument No. 20120524-0045062, in the Register's Office of Davidson County, Tennessee, dated May 21, 2012 and recorded on May 24, 2012.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VC-20-215

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 215 Maplewood Trace, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 30th day of October, 2020.

GRANTORS:

Isaaca B. Groenwald

Peter A. Groenwald

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Isaaca B. Groenwald and Peter A. Groenwald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30 day of October, 2020.

Notary Public

My Commission Expires: 5/2/2022

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022