THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201231926** Karen Johnson Davidson County Batch# 535808 **DEEDWARR** 12/16/2020 11:38:44 AM 2 pgs Fees: $13.00 Taxes: $832.50 20201216-0148575	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2020. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Grant Ronald White 509 Timmons Street Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 04 0 264.00

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, **Michael T. Coursey and Diana D. Coursey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant Ronald White**, ("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 No. 234 of the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 234 fronts 50 feet, more or less, on the Easterly side of Cruzen Street and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Michael T. Coursey and wife, Diana D. Coursey by Warranty Deed from Wilson Enterprises, Inc., of record in Book 9808, Page 538, in the Register's Office of Davidson County, Tennessee, dated September 27, 1995 and recorded on September 27, 1995.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Grandview Heights, as recorded in Plat Book 161, Page(s) 14 and 15.

This is improved property located at 2236 Cruzen Street Nashville TN 37211

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 14th day of December, 2020.

Michael T. Coursey

Diana D. Coursey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael T. Coursey and Diana D. Coursey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09 2022